

The City of San Diego
Redevelopment Agency

ANNUAL REPORT



Fiscal Year 2003
(Issued in December 2007)

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Prepared by
The City of San Diego, City Planning & Community Investment Department

The City of San Diego
Redevelopment Agency

Roster of Officials
(as of the issuance of this report)

BOARD OF DIRECTORS

Scott Peters
Member

Kevin Faulconer
Member

Toni Atkins
Member

Anthony Young
Member

Brian Maienschein
Member

Donna Frye
Member

Jim Madaffer
Member

Ben Hueso
Member

OFFICIALS

Jerry Sanders
Executive Director

William Anderson
Assistant Executive Director

Janice L. Weinrick
Deputy Executive Director

Michael Aguirre
General Counsel

The City of San Diego
Redevelopment Agency

Roster of Officials
As of Year Ended June 30, 2003

BOARD OF DIRECTORS

Dick Murphy*
Chairperson

Board Members

Scott Peters
Member

Michael Zucchet*
Member

Toni Atkins
Member

Charles Lewis*
Member

Brian Maienschein
Member

Donna Frye
Member

Jim Madaffer
Member

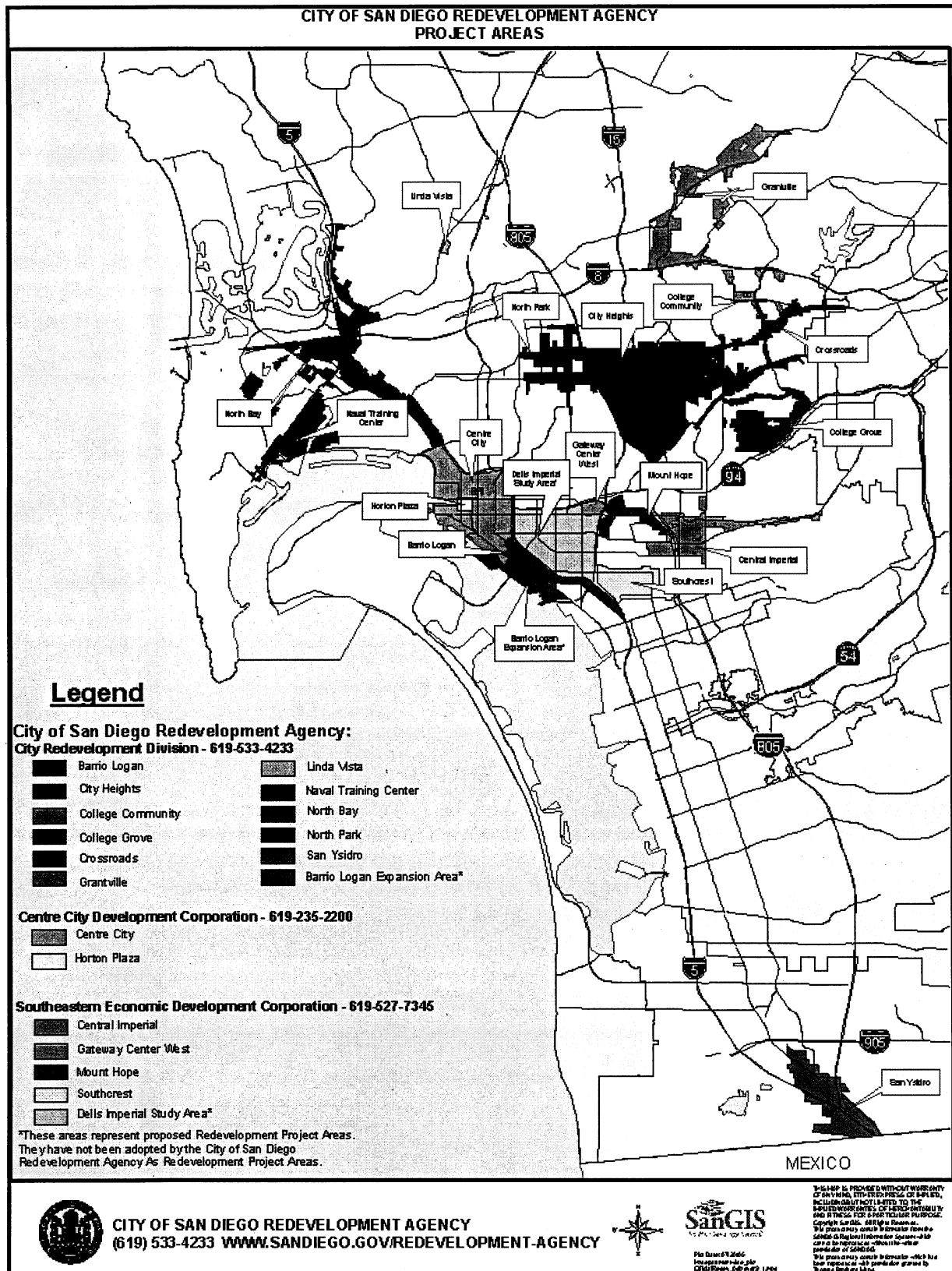
Ralph Inzunza*
Member

OFFICIALS

Michael T. Uberuaga*
Executive Director

Casey Gwinn*
General Counsel

* Individuals are no longer employees of the Redevelopment Agency.

Redevelopment Project Area Map¹

¹ Redevelopment Project Map is reflecting all the project areas as of the issuance of this report.

INTRODUCTION

The Redevelopment Agency is required to present to its legislative body an annual report within six (6) months of the end of the agency's fiscal year (California Health & Safety Code, Section 33080.1). California Redevelopment Law (CRL) at Health and Safety Code Section 33080.1 requires that the annual report shall contain the following:

1. The independent financial audit report for the previous fiscal year.
2. A fiscal statement for the previous fiscal year that lists the amount of outstanding indebtedness and tax increment revenues generated by the agency and in each project area.
3. Description of the agency's activities in the previous year affecting housing and displacement.
4. Report on the actions and activities alleviating blight during the previous fiscal year.
5. List the status on all loans made by the Agency that were \$50,000 or more, that were in default, or not in compliance with the terms of the loan during the previous fiscal year.
6. Description of the total number and nature of the properties that the agency owns and the properties acquired in the previous fiscal year.
7. Any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities. *Note: Staff performed a search of the Agency's archives to retrieve jobs data from Fiscal Year 2003. Relevant data was not found and as a result jobs information is not contained in this report.*

In May 2007, the Redevelopment Agency Annual Financial Report for the year ending June 30, 2003 (Audit) was issued. The report identified eight (8) findings (refer to the *Annual Financial Audit Report* Section, Page 66). One of the findings was that the Annual Report was not submitted to the City Council. The issuance of this report addresses this specific Audit compliance finding.

REDEVELOPMENT AGENCY OVERVIEW

The California Community Redevelopment Act was enacted in 1945. The Community Redevelopment Act gave cities and counties the authority to establish redevelopment agencies, gave these agencies the authority to address problems of urban decay, and enabled the agencies to apply for grants and loans from the federal government.

In 1951, the Community Redevelopment Act was codified and renamed the Community Redevelopment Law (Health and Safety Code § 33000 et seq.). The City Council of the City of San Diego established the Redevelopment Agency of the City of San Diego in 1958. Although City Council members serve as the Board of Directors of the Redevelopment Agency, the Agency is a separate, legally constituted body which operates under the authority granted by redevelopment law.

Agency Organization

The City Council is the Board of Directors of the Redevelopment Agency. Project implementation and administration for the Agency are provided by three separate and distinct organizations:

- Centre City Development Corporation (CCDC)
- Redevelopment Division (The Redevelopment Division of the City of San Diego, City Planning & Community Investment Department)
- Southeastern Economic Development Corporation (SEDC)

Both CCDC and SEDC are public non-profit organizations established by the City Council, with the City of San Diego as the sole member of each corporation.

Centre City Development Corporation (CCDC)

In 1975, the City Council established the Centre City Development Corporation as a non-profit public corporation to implement redevelopment projects in the downtown area. The Corporation is governed by a seven-member Board of Directors appointed by the City Council. CCDC administers the Centre City and Horton Plaza project areas.

Redevelopment Division

In 1958, the City Council established the Redevelopment Agency to implement redevelopment projects within the City of San Diego. The Redevelopment Division of the City Planning & Community Investment Department performs general administration for the Redevelopment Agency, coordinates budget and reporting requirements, and maintains the Agency's meeting docket and official records.² During Fiscal Year 2003, the Redevelopment Division administered the following ten (10) project areas:

- Barrio Logan
- City Heights
- College Community
- College Grove
- Crossroads
- Linda Vista
- Naval Training Center
- North Bay
- North Park
- San Ysidro

Southeastern Economic Development Corporation (SEDC)

In 1980, the City Council established the Southeastern Economic Development Corporation as a non-profit public corporation to implement redevelopment projects in Southeastern San Diego. The Corporation is governed by a nine-member Board of Directors appointed by the City Council. SEDC administers the Central Imperial, Gateway Center West, Mount Hope, and Southcrest project areas.

² Redevelopment Division of the City Planning & Community Investment Department is the organizational structure as of the issuance of this report.

Contact Information

Centre City Development Corporation

225 Broadway, Suite 1100

San Diego, CA 92101

(619) 235-2200

Website: www.ccdc.com

City of San Diego, City Planning & Community Investment - Redevelopment Agency

1200 Third Avenue, 14th Floor

San Diego, CA 92101

(619) 236-6700

Website: www.sandiego.gov/redevelopment-agency/

Southeastern Economic Development Corporation

4393 Imperial Avenue, Suite 200

San Diego, CA 92113

(619) 527-7345

Website: www.sedcinc.com

REPORTS SUBMITTED TO THE STATE OF CALIFORNIA

Much of the content required by California Redevelopment Law for this report is also submitted to the State of California on an annual basis. These filings are listed and described below.

California State Controller's Report

The Agency is required to file the Annual Report of Financial Transactions with the State Controller's Office (SCO) within six (6) months of the end of the fiscal year. The audited financial statements were not available at the time; the State Controller's Report was filed electronically to the state utilizing unaudited financial information. This circumstance was disclosed to the State Controller's Office at the time of the submittal. Attachment 1 represents the database screen prints of the information submitted electronically to the State.

California Department of Housing and Community Development Report

The Agency is required to file the Annual Housing Activity Report with the California Department of Housing and Community Development (HCD) within six (6) months of the end of the fiscal year (refer to Attachment 2). The audited financial statements were not available at the time; the Housing and Community Development Report was filed electronically to the state utilizing unaudited financial information. Attachment 2 represents the information submitted electronically to the State.

Please note: The State Controller's Report (refer to Attachment 1) and the Housing and Community Development Report (refer to Attachment 2) were originally submitted electronically in December 2003 utilizing unaudited financial data. The audited financial data were released in May 2007 (refer to Attachment 3); discrepancies exist between the original filings and the audited financial statements. The Annual Report utilizes the audited financial information.

FINANCIAL OVERVIEW

The Financial Overview is a summary of actual fiscal activities for the Agency as a whole. A description of fiscal activities by project area can be found within the Project Area Information section of this report.

Statement of Indebtedness

The following table complies with Section 33080.5(a), which requires the amount of outstanding indebtedness generated by the agency in each project area.

**CITY OF SAN DIEGO
REDEVELOPMENT AGENCY
STATEMENT OF INDEBTEDNESS (SOI)
FISCAL YEAR 2003**

ORGANIZATION	PROJECT AREA	SOI AMOUNT
CCDC	Centre City	\$ 300,466,535
CCDC	Horton Plaza	37,862,840
Redevelopment Division	Barrio Logan	18,546,576
Redevelopment Division	City Heights	33,667,233
Redevelopment Division	College Community	2,764,966
Redevelopment Division	College Grove	1,138,429
Redevelopment Division	Crossroads	-
Redevelopment Division	Linda Vista	5,266,763
Redevelopment Division	Naval Training Center	2,088,990
Redevelopment Division	North Bay	16,043,932
Redevelopment Division	North Park	8,742,576
Redevelopment Division	San Ysidro	3,142,242
SEDC	Central Imperial	24,218,275
SEDC	Gateway Center West	22,883,458
SEDC	Southcrest	20,381,376
SEDC	Mount Hope	24,782,908
TOTAL:		\$ 521,997,099

Required Payments for Existing Indebtedness

The respective financial statements for each Project Area reflect payments made on the existing outstanding indebtedness during the fiscal year as described in Section 33080.5(f).

Tax Increment Property Tax Revenues

The following table complies with Section 33080.5(b), which requires the amount of tax increment property tax revenues generated by the agency in each project area.

**CITY OF SAN DIEGO
REDEVELOPMENT AGENCY
TAX INCREMENT PROPERTY TAX REVENUE
FISCAL YEAR 2003**

ORGANIZATION	PROJECT AREA	TAX INCREMENT
CCDC	Centre City	\$ 34,233,480
CCDC	Horton Plaza	6,165,366
Redevelopment Division	Barrio Logan	74,823
Redevelopment Division	City Heights	4,619,825
Redevelopment Division	College Community	181,910
Redevelopment Division	College Grove	482,411
Redevelopment Division	Crossroads	-
Redevelopment Division	Linda Vista	104,940
Redevelopment Division	Naval Training Center	489,760
Redevelopment Division	North Bay	2,526,001
Redevelopment Division	North Park	2,065,855
Redevelopment Division	San Ysidro	1,489,510
SEDC	Central Imperial	948,752
SEDC	Gateway Center West	252,200
SEDC	Southcrest	790,225
SEDC	Mount Hope	1,162,241
TOTAL:		\$ 55,587,299

Payment to Taxing Agencies

The following table complies with Section 33080.5(c) and 33080.5(e), and summarizes the amount of tax increment revenues paid to taxing agencies.

**CITY OF SAN DIEGO
REDEVELOPMENT AGENCY
TAXING AGENCY PAYMENTS
FISCAL YEAR 2003**

TAXING AGENCY PAYMENTS - SCHOOL/COMMUNITY COLLEGE DISTRICTS:

San Diego Community College	\$ 406,317
San Diego Unified Schools	830,714
San Ysidro School District	88,243
County Office of Education	81,764
Southwestern Comm College Dist	10,313
Sweetwater Union High School	38,273

TOTAL TAXING AGENCY PAYMENTS - SCHOOL/COMMUNITY COLLEGE DISTRICTS:	\$ 1,455,623
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TAXING AGENCY PAYMENTS - OTHER:

City of San Diego	\$ 411,706
County of San Diego	1,360,686
County Water Authority	2,135
MWD D/S Remainder of SDCWA	6,844

TOTAL TAXING AGENCY PAYMENTS - OTHER:	\$ 1,781,371
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TOTAL:	\$ 3,236,994
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Defaulted or Non-Compliant Loans of \$50,000 or greater

California Redevelopment Law under Section 33080.1(e) requires that the Annual Report include "a list of, and status report on, all loans made by the redevelopment agency that are fifty thousand dollars (\$50,000) or more, that in the previous fiscal years were in default, or not in compliance with the terms of the loan approved by the redevelopment agency." There were no agency loans made in the previous year that are in default or not in compliance with the loan conditions.

Property Report

California Redevelopment Law under Section 33080.1(f) requires that the Annual Report include a description of the total number and nature of the properties that the Agency owns. The properties owned by the Agency during Fiscal Year 2003 are listed in Attachment 4.

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” A description of the actions that were taken to alleviate blight is listed in the *Project Area Information* section.

LOW AND MODERATE HOUSING FUND

In 1976, the legislature imposed what is commonly referred to as the “20 Percent Set-Aside,” which requires twenty (20) percent of tax increment generated from the project area to be used by the agency to increase, improve, and preserve the supply of affordable housing for persons and families of low and moderate income (refer to Section 33334.2). These funds are restricted to affordable housing related expenses.

The following table is a summary of the Agency’s assisted dwelling units from the California Department of Housing and Community Development Report (refer to Attachment 2):

Fiscal Year 2003 – Cumulative Agency-Assisted Dwelling Units			
	Very Low*	Low*	Total
Constructed	373	196	569
Rehabilitated		47	47
First time home buyers		9	9
TOTAL:	373	252	625

* Very Low: Families with less than 50% Average Median Income (AMI). Low: Families between 51% - 80% AMI. Moderate: Families between 81% - 120% AMI.

Financial Activity

California Redevelopment Law under Section 33080.5 requires that the Annual Report include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *City of San Diego, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003* (refer to Attachment 3). The following is a summary of the financial activity for the Low and Moderate Housing Fund:

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
 COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
 SPECIAL REVENUE LOW TO MODERATE INCOME HOUSING FUNDS
 Year Ended June 30, 2003

REVENUES	Total
Tax Increments.....	\$ 12,551,072
Interest.....	981,812
Rents.....	102,937
Private Sources.....	108,257
TOTAL REVENUES.....	13,744,078
 EXPENDITURES	
Administration.....	918,653
Legal.....	490,572
Plans and Surveys.....	116,223
Acquisition Expense.....	3,507
Property Management.....	17,867
Rehabilitation.....	150,089
Project Improvements.....	544,291
Program Management.....	31,472
Rehabilitation Loans.....	650,000
Housing Subsidies.....	2,606,000
TOTAL EXPENDITURES.....	5,528,674
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	8,215,404

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
 COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
 SPECIAL REVENUE LOW TO MODERATE INCOME HOUSING FUNDS
 Year Ended June 30, 2003

	Total
OTHER FINANCING SOURCES (USES)	
Contributions from the City of San Diego.....	1,742,354
Transfers from Other Funds.....	17,808
Transfers from Bond Proceeds.....	2,781,155
Transfers to the Housing Commission.....	(221,000)
Transfers to the City of San Diego.....	(235,350)
Transfers to Other Funds.....	<u>(2,855,705)</u>
TOTAL OTHER FINANCING SOURCES (USES).....	<u>1,229,262</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	9,444,666
 Fund Balances at July 1, 2002, as Restated.....	 <u>40,145,774</u>
 FUND BALANCES AT JUNE 30, 2003.....	 \$ 49,590,440

Source: City of San Diego Auditor & Comptroller, Redevelopment Agency of San Diego, Annual
 Financial Report – Fiscal Year Ending June 30, 2003

PROJECT AREA INFORMATION

All seventeen project areas are listed in name order on the following pages.

Barrio Logan Project Area*Redevelopment Division*

General Information:

PROJECT AREASIZE (ACRES)	133	REDEVELOPMENT PLAN TIME LIMIT	5/20/2032
COUNCIL DISTRICT	8	INCURRING DEBT FINAL DATE	5/20/2011
PLAN ADOPTION DATE	5/20/1991	EMINENT DOMAIN TIME LIMIT	5/20/2003
PLAN AMENDMENT DATE	11/28/1994	REPAYMENT OF DEBT (YEAR)	5/20/2042

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- Conveyed land and began construction for the Chuey’s Restaurant expansion.
- Approved Disposition and Development Agreement with Barrio Logan Properties for multi-phased mixed use project containing affordable housing.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency’s archives to retrieve jobs data from Fiscal Year 2003. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *City of San Diego, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003* (refer to Attachment 3). The following is a summary of the financial activity for the Project Area:

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
 BARRIO LOGAN REDEVELOPMENT AREA FUNDS
 COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
 Year Ended June 30, 2003

REVENUES

	Special Revenue			Capital Projects	
	Low/Mod	Other	Total	Total	Total
Tax Increments.....	\$ 14,965	\$ 35,463	\$ 50,428	\$ 24,395	\$ 74,823
Interest.....	2,846	723	3,569	2,176	5,745
Rents.....	-	-	-	6,000	6,000
Private Sources.....	-	-	-	26,000	26,000
Other Revenue.....	-	-	-	178	178
TOTAL REVENUES.....	17,811	36,186	53,997	58,749	112,746

EXPENDITURES

Administration.....	-	-	-	667,457	667,457
Legal.....	-	-	-	24,700	24,700
Plans and Surveys.....	-	-	-	17,907	17,907
Property Management.....	-	-	-	1,370	1,370
Project Improvements.....	-	-	-	759,000	759,000
Tax Sharing Payments.....	-	1,782	1,782	-	1,782
ERAF Payments.....	-	1,252	1,252	-	1,252
TOTAL EXPENDITURES.....	-	3,034	3,034	1,470,434	1,473,468
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	17,811	33,152	50,963	(1,411,685)	(1,360,722)

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
BARRIO LOGAN REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003

	Special Revenue			Capital Projects	
	Low/Mod	Other	Total	Total	Total
OTHER FINANCING SOURCES (USES)					
Proceeds from Bonds, Developer Loans and Notes.....	-	-	-	1,199,000	1,199,000
Loans from the City of San Diego:					
Sales Tax.....	-	-	-	171,406	171,406
Community Development Block Grant.....	-	-	-	9,449	9,449
Total Loans from City of San Diego.....	-	-	-	180,855	180,855
Transfers from Other Funds.....	-	-	-	1,000	1,000
Transfers to Other Funds.....	-	-	-	(1,000)	(1,000)
TOTAL OTHER FINANCING SOURCES (USES).....	-	-	-	1,379,855	1,379,855
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	17,811	33,152	50,963	(31,830)	19,133
Fund Balances at July 1, 2002, as Restated.....	60,315	30,996	91,311	15,187	106,498
FUND BALANCES AT JUNE 30, 2003.....	\$ 78,126	\$ 64,148	\$ 142,274	\$ (16,643)	\$ 125,631

Source: City of San Diego Auditor & Comptroller, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003

Central Imperial Project Area*Southeastern Economic Development Corporation*

General Information:

Central Imperial

PROJECT AREA SIZE (ACRES)	580	REDEVELOPMENT PLAN TIME LIMIT	9/14/2032
COUNCIL DISTRICT	4	INCURRING DEBT FINAL DATE	9/14/2012
PLAN ADOPTION DATE	9/14/1992	EMINENT DOMAIN TIME LIMIT	11/3/2015
PLAN AMENDMENT DATE	11/3/2003	REPAYMENT OF DEBT (YEAR)	9/14/2042

Central Imperial - 2

COUNCIL DISTRICT	4	INCURRING DEBT FINAL DATE	9/14/2012
PLAN ADOPTION DATE	12/10/1996	EMINENT DOMAIN TIME LIMIT	11/3/2015
PLAN AMENDMENT DATE	11/3/2003	REPAYMENT OF DEBT (YEAR)	12/10/2041
REDEVELOPMENT PLAN TIME	12/10/2026		

Central Imperial - 3

COUNCIL DISTRICT	4	INCURRING DEBT FINAL DATE	10/24/2020
PLAN ADOPTION DATE	10/24/2000	EMINENT DOMAIN TIME LIMIT	11/3/2015
PLAN AMENDMENT DATE	11/3/2003	REPAYMENT OF DEBT (YEAR)	10/24/2045
REDEVELOPMENT PLAN TIME	11/3/2003		

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- Completed public improvements for the Valencia Business Park and entered into a Disposition and Development Agreement for development of an additional 60,000 square feet of light-industrial space.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency’s archives to retrieve jobs data from Fiscal Year 2003. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the City

of San Diego, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003 (refer to Attachment 3). The following is a summary of the financial activity for the Project Area:

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRAL IMPERIAL REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003

	Special Revenue			Debt Service		Capital Projects	
	Low/Mod	Other	Total	Total	Total	Total	Total
REVENUES							
Tax Increments.....	\$ 189,751	\$ 510,687	\$ 700,438	\$ 227,331	\$ 20,983	\$ 948,752	
Interest.....	2,949	46,698	49,647	36,323	468	86,438	
TOTAL REVENUES.....	192,700	557,385	750,085	263,654	21,451	1,035,190	
EXPENDITURES							
Administration.....	54,561	-	54,561	-	660,874	715,435	
Legal.....	6,809	-	6,809	-	372,227	379,036	
Plans and Surveys.....	17,778	-	17,778	-	150,915	168,693	
Real Estate/Fixture Purchases.....	-	-	-	-	43	43	
Property Management.....	-	-	-	-	93,542	93,542	
Rehabilitation.....	-	-	-	-	325	325	
Project Improvements.....	-	-	-	-	1,672,251	1,672,251	
Program Management.....	4,569	-	4,569	-	28,841	33,410	
Tax Sharing Payments.....	-	5,384	5,384	-	-	5,384	
Debt Service:							
Principal.....	-	-	-	45,000	-	45,000	
Interest.....	-	-	-	213,450	-	213,450	
TOTAL EXPENDITURES.....	83,717	5,384	89,101	258,450	2,979,018	3,326,569	
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	108,983	552,001	660,984	5,204	(2,957,567)	(2,291,379)	

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRAL IMPERIAL REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003

	Special Revenue		Debt Service	Capital Projects	
	Low/Mod	Other	Total	Total	Total
OTHER FINANCING SOURCES (USES)					
Loans from the City of San Diego:					
Sales Tax.....	-	-	-	(27)	(27)
Community Development Block Grant.....	-	-	-	2,126,166	2,126,166
HUD Section 108.....	-	-	-	318,123	318,123
Total Loans from City of San Diego.....	-	-	-	2,444,262	2,444,262
Transfers from Other Funds.....	-	943,412	943,412	-	943,412
Transfers from Bond Proceeds.....	91,829	-	91,829	841,368	933,197
Transfers to the City of San Diego.....	-	-	-	(109,293)	(109,293)
Transfers to Other Funds.....	-	(933,197)	(933,197)	-	(1,876,609)
TOTAL OTHER FINANCING SOURCES (USES).....	91,829	10,215	102,044	3,176,337	2,334,969
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	200,812	562,216	763,028	(938,208)	43,590
Fund Balances at July 1, 2002, as Restated.....	19,454	552,348	571,802	1,221,600	2,647,012
FUND BALANCES AT JUNE 30, 2003.....	\$ 220,266	\$ 1,114,564	\$ 1,334,830	\$ 283,392	\$ 2,690,602

Source: City of San Diego Auditor & Comptroller, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003

Centre City Project Area*Centre City Development Corporation*

General Information:

Centre City - Merged Project Area Information

PROJECT AREASIZE (ACRES)	1,398	EMINENT DOMAIN TIME LIMIT	5/11/2006
COUNCIL DISTRICT	2		

Columbia - Sub Area

PLAN ADOPTION DATE	12/29/1976	REPAYMENT OF DEBT (YEAR)	12/29/2027
PLAN AMENDMENT DATE	4/7/2006		

Marina - Sub Area

PLAN ADOPTION DATE	12/29/1976	REPAYMENT OF DEBT (YEAR)	12/29/2027
PLAN AMENDMENT DATE	4/7/2006		

Gaslamp - Sub Area

PLAN ADOPTION DATE	7/26/1982	REPAYMENT OF DEBT (YEAR)	7/26/2033
PLAN AMENDMENT DATE	4/7/2006		

Expansion - Sub Area

PLAN ADOPTION DATE	5/11/1992	REPAYMENT OF DEBT (YEAR)	5/11/2043
PLAN AMENDMENT DATE	4/7/2006		

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- Completed four (4) developments in the Little Italy neighborhood, consisting of 419 homes and 15,000 square feet of retail space.
- Completed three residential projects with 327 market-rate homes in the Marina District.
- Concluded four projects in the East Village, comprised of 237 market-rate units and 370 affordable homes.
- Added 40,000 square feet of retail space and thirty-three (33) homes in the Core neighborhood.
- Completed four Cortez Hill developments comprised of 345 market-rate and 45 affordable homes.
- Concluded three Columbia District projects consisting of the 261-room “W” Hotel and 334 homes.
- Finished Borders Books retail store (34,000 square feet) in the Gaslamp Quarter.
- Completed approximately \$3 million of public infrastructure improvements, including Gaslamp Quarter pop-outs and Trolley Station expansion, East Village

street light improvements, and Core District sidewalk improvements along Fourth, Fifth, and Sixth Avenues.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency’s archives to retrieve jobs data from Fiscal Year 2003. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *City of San Diego, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003* (refer to Attachment 3). The following is a summary of the financial activity for the Project Area:

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRE CITY REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**
Year Ended June 30, 2003

	Special Revenue		Debt Service		Capital Projects	
	Low/Mod	Other	Total	Total	Total	Total
REVENUES						
Tax Increments.....	\$ 6,846,696	\$ 7,158,096	\$ 14,004,792	\$ 16,000,536	\$ 4,228,152	\$ 34,233,480
Interest.....	558,299	2,834,381	3,392,680	402,621	1,135,642	4,930,943
Rents.....	102,937	-	102,937	-	857,790	960,727
Private Sources.....	108,257	-	108,257	233,600	10,115,808	10,457,665
Other Revenue.....	-	-	-	-	434,107	434,107
TOTAL REVENUES.....	7,616,189	9,992,477	17,608,666	16,636,757	16,771,499	51,016,922
EXPENDITURES						
Administration.....	498,839	-	498,839	-	4,667,062	5,165,901
Legal.....	459,348	-	459,348	-	1,292,784	1,752,132
Plans and Surveys.....	54,401	-	54,401	-	3,595,492	3,649,893
Acquisition Expense.....	-	-	-	-	77,925	77,925
Real Estate/Fixture Purchases.....	-	-	-	-	12,911,332	12,911,332
Property Management.....	15,593	-	15,593	-	192,720	208,313
Relocation.....	-	-	-	-	122,833	122,833
Rehabilitation.....	33,768	-	33,768	-	1,242,855	1,276,623
Site Clearance.....	-	-	-	-	114,423	114,423
Project Improvements.....	109,291	-	109,291	-	11,762,791	11,872,082
Promotions and Marketing.....	-	-	-	-	53,648	53,648
Bond Sale Expense.....	-	-	-	944,726	-	944,726
Program Management.....	10,590	-	10,590	-	2,124,318	2,134,908
Rehabilitation Loans.....	400,000	-	400,000	-	-	400,000
Tax Sharing Payments.....	-	1,408,315	1,408,315	-	-	1,408,315
ERAF Payments.....	-	620,217	620,217	-	-	620,217
Other.....	-	-	-	-	322,064	322,064
Debt Service:						
Principal.....	-	-	-	11,780,948	-	11,780,948
Interest.....	-	-	-	10,864,450	-	10,864,450
TOTAL EXPENDITURES.....	1,581,830	2,028,532	3,610,362	23,590,124	38,480,247	65,680,733
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	6,034,359	7,963,945	13,998,304	(6,953,367)	(21,708,748)	(14,663,811)

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRE CITY REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003**

	Special Revenue		Debt Service		Capital Projects	
	Low/Mod	Other	Total	Total	Total	Total
OTHER FINANCING SOURCES (USES)						
Proceeds from Bonds, Developer Loans and Notes.....	-	29,085,000	29,085,000	-	-	51,515,000
Contributions from the City of San Diego.....	1,242,354	849,934	2,092,288	226,363	963,964	3,282,615
Loans from the City of San Diego:						
Sales Tax.....	-	-	-	-	3,492,636	3,492,636
Marina/Columbia Residential Fund.....	-	-	-	-	314,907	314,907
Community Development Block Grant.....	-	-	-	-	861,036	861,036
Capital Outlay.....	-	-	-	-	22,909	22,909
Total Loans from City of San Diego.....	-	-	-	-	4,691,488	4,691,488
Transfers from Other Funds.....	-	438,144	438,144	7,469,623	1,574,479	9,482,246
Transfers from Bond Proceeds.....	-	-	-	36,437	36,804,322	36,840,759
Transfers from Escrow Agent.....	-	-	-	457,200	-	457,200
Transfers to Public Facilities Financing Authority.....	-	-	-	-	(3,900,000)	(3,900,000)
Discount on Bonds Issued.....	-	-	-	(124,341)	-	(124,341)
Premium on Bonds Issued.....	-	-	-	278,568	-	278,568
Transfers to the City of San Diego.....	(235,350)	-	(235,350)	-	(617,900)	(853,250)
Transfers to Other Funds.....	(2,000,000)	(37,510,382)	(39,510,382)	(439,175)	(6,373,448)	(46,323,005)
Transfers to Escrow Agent.....	-	-	-	(18,277,208)	-	(18,277,208)
TOTAL OTHER FINANCING SOURCES (USES).....	(992,996)	(7,137,304)	(8,130,300)	12,057,467	33,142,905	37,070,072
EXCESS (DEFICIENCY) OF REVENUES AND OTI FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	5,041,363	826,641	5,868,004	5,104,100	11,434,157	22,406,261
Fund Balances at July 1, 2002, as Restated.....	26,329,914	59,377,584	85,707,498	19,796,941	80,092,590	185,597,029
FUND BALANCES AT JUNE 30, 2003.....	\$ 31,371,277	\$ 60,204,225	\$ 91,575,502	\$ 24,901,041	\$ 91,526,747	\$ 208,003,290

Source: City of San Diego Auditor & Comptroller, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003

City Heights Project Area

Redevelopment Division

General Information:

PROJECT AREASIZE (ACRES)	1,984	REDEVELOPMENT PLAN TIME LIMIT	5/11/2032
COUNCIL DISTRICT	3, 4, 7	INCURRING DEBT FINAL DATE	5/11/2012
PLAN ADOPTION DATE	5/11/1992	EMINENT DOMAIN TIME LIMIT	11/14/2012
PLAN AMENDMENT DATE	4/16/1996	REPAYMENT OF DEBT (YEAR)	5/11/2042

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- Completed construction of the Urban Village Town Homes and Office portion of the Urban Village Project, including a six-story office building, multi-story parking garage, and 116 new town home residential units.
- Implemented agreements and acquired property for the Metro Villas affordable housing project and Metro Career Center.
- Expanded the Home in the Heights First Time Homebuyer Assistance Program.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency’s archives to retrieve jobs data from Fiscal Year 2003. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *City of San Diego, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003* (refer to Attachment 3). The following is a summary of the financial activity for the Project Area:

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CITY HEIGHTS REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003**

	Special Revenue		Debt Service		Capital Projects	
	Low/Mod	Other	Total	Total	Total	Total
REVENUES						
Tax Increments.....	\$ 923,965	\$ 1,824,568	\$ 2,748,533	\$ 1,870,729	\$ 563	\$ 4,619,825
Interest.....	45,335	74,142	119,477	50,392	30,262	200,131
Rents.....	-	-	-	-	227	227
Private Sources.....	-	-	-	136,714	107,972	244,686
Other Revenue.....	-	-	-	3,770	823,763	827,533
TOTAL REVENUES.....	969,300	1,898,710	2,868,010	2,061,605	962,787	5,892,402
EXPENDITURES						
Administration.....	11,415	-	11,415	-	1,751,283	1,762,698
Legal.....	7,951	-	7,951	-	75,173	83,124
Plans and Surveys.....	-	-	-	-	526,736	526,736
Acquisition Expense.....	-	-	-	-	294,592	294,592
Real Estate/Fixture Purchases.....	-	-	-	-	21,470	21,470
Property Management.....	-	-	-	-	65	65
Relocation.....	-	-	-	-	(1,867)	(1,867)
Site Clearance.....	-	-	-	-	850	850
Housing Subsidies.....	106,000	-	106,000	-	-	106,000
Tax Sharing Payments.....	-	513,765	513,765	-	-	513,765
ERAF Payments.....	-	44,196	44,196	-	-	44,196
Debt Service:						
Principal.....	-	-	-	3,770	-	3,770
Interest.....	-	-	-	636,866	-	636,866
TOTAL EXPENDITURES.....	125,366	557,961	683,327	640,636	2,668,302	3,992,265
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	843,934	1,340,749	2,184,683	1,420,969	(1,705,515)	1,900,137
OTHER FINANCING SOURCES (USES)						

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CITY HEIGHTS REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003

	Special Revenue			Debt Service	Capital Projects	
	Low/Mod	Other	Total	Total	Total	Total
Proceeds from Bonds, Developer Loans and Notes.....	-	-	-	-	1,232,700	1,232,700
Contributions from the City of San Diego.....	-	-	-	-	811,811	811,811
Loans from the City of San Diego - Community Development Block Grant.....	-	-	-	-	1,649	1,649
Sewer Utility.....	-	-	-	-	-	-
Total Loans from City of San Diego.....	-	-	-	-	1,649	1,649
Transfers from Other Funds.....	-	96,082	96,082	183,417	206,198	485,697
Transfers from Bond Proceeds.....	-	-	-	-	165,072	165,072
Transfers to the City of San Diego.....	-	-	-	-	(60,000)	(60,000)
Transfers to Other Funds.....	(183,417)	(165,072)	(348,489)	-	(302,280)	(650,769)
TOTAL OTHER FINANCING SOURCES (USES).....	(183,417)	(68,990)	(252,407)	183,417	2,055,150	1,986,160
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	660,517	1,271,759	1,932,276	1,604,386	349,635	3,886,297
Fund Balances at July 1, 2002, as Restated.....	841,747	1,386,767	2,228,514	3,327,620	486,292	6,042,426
FUND BALANCES AT JUNE 30, 2003.....	\$ 1,502,264	\$ 2,658,526	\$ 4,160,790	\$ 4,932,006	\$ 835,927	\$ 9,928,723

Source: City of San Diego Auditor & Comptroller, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003

College Community Project Area

Redevelopment Division

General Information:

PROJECT AREASIZE (ACRES)	131	REDEVELOPMENT PLAN TIME LIMIT	11/30/2034
COUNCIL DISTRICT	7	INCURRING DEBT FINAL DATE	11/29/2013
PLAN ADOPTION DATE	11/30/1993	EMINENT DOMAIN TIME LIMIT	11/30/2005
PLAN AMENDMENT DATE	N/A	REPAYMENT OF DEBT (YEAR)	11/30/2044

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- Entered into an Exclusive Negotiating Agreement with San Diego State University Foundation for the Paseo Mixed Use project.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency’s archives to retrieve jobs data from Fiscal Year 2003. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *City of San Diego, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003* (refer to Attachment 3). The following is a summary of the financial activity for the Project Area:

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COLLEGE COMMUNITY REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003

REVENUES

	Special Revenue			Capital Projects	
	Low/Mod	Other	Total	Total	Total
Tax Increments.....	\$ 36,382	\$ -	\$ 36,382	\$ 145,528	\$ 181,910
Interest.....	8,352	4,088	12,440	74	12,514
Private Sources.....	-	-	-	20,000	20,000
Other Revenue.....	-	-	-	18	18
TOTAL REVENUES.....	44,734	4,088	48,822	165,620	214,442

EXPENDITURES

Administration.....	-	-	-	415,036	415,036
Legal.....	251	-	251	4,710	4,961
Plans and Surveys.....	-	-	-	12,577	12,577
Property Management.....	-	-	-	5,379	5,379
Tax Sharing Payments.....	-	43,077	43,077	-	43,077
ERAF Payments.....	-	6,777	6,777	-	6,777
TOTAL EXPENDITURES.....	251	49,854	50,105	437,702	487,807
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	44,483	(45,766)	(1,283)	(272,082)	(273,365)

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COLLEGE COMMUNITY REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003

	Special Revenue			Capital Projects	
	Low/Mod	Other	Total	Total	Total
OTHER FINANCING SOURCES (USES)					
Transfers from Other Funds.....	-	-	-	55,069	55,069
Transfers to Other Funds.....	-	(55,069)	(55,069)	-	(55,069)
TOTAL OTHER FINANCING SOURCES (USES).....	-	(55,069)	(55,069)	55,069	-
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	44,483	(100,835)	(56,352)	(217,013)	(273,365)
Fund Balances at July 1, 2002, as Restated.....	181,780	120,392	302,172	333	302,505
FUND BALANCES AT JUNE 30, 2003.....	\$ 226,263	\$ 19,557	\$ 245,820	\$ (216,680)	\$ 29,140

Source: City of San Diego Auditor & Comptroller, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003

College Grove Project Area

Redevelopment Division

General Information:

PROJECT AREASIZE (ACRES)	167	REDEVELOPMENT PLAN TIME LIMIT	5/19/2027
COUNCIL DISTRICT	4, 7	INCURRING DEBT FINAL DATE	5/6/2006
PLAN ADOPTION DATE	5/6/1986	EMINENT DOMAIN TIME LIMIT	5/6/1998
PLAN AMENDMENT DATE	N/A	REPAYMENT OF DEBT (YEAR)	5/19/2037

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

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JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency’s archives to retrieve jobs data from Fiscal Year 2003. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *City of San Diego, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003* (refer to Attachment 3). The following is a summary of the financial activity for the Project Area:

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COLLEGE GROVE REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003

	Special Revenue			Debt Service		Capital Projects	
	Low/Mod	Other	Total	Total	Total	Total	Total
REVENUES							
Tax Increments.....	\$ 96,482	\$ 54,118	\$ 150,600	\$ 271,028	\$ 60,783	\$ 482,411	
Interest.....	10,870	12,562	23,432	-	-	23,432	
TOTAL REVENUES.....	107,352	66,680	174,032	271,028	60,783	505,843	
EXPENDITURES							
Administration.....	-	-	-	-	86,215	86,215	
Legal.....	251	-	251	-	100	351	
Plans and Surveys.....	-	-	-	-	5,000	5,000	
Property Management.....	-	-	-	-	98	98	
Tax Sharing Payments.....	-	61,877	61,877	-	-	61,877	
ERAF Payments.....	-	15,250	15,250	-	-	15,250	
Debt Service:							
Principal.....	-	-	-	271,028	-	271,028	
TOTAL EXPENDITURES.....	251	77,127	77,378	271,028	91,413	439,819	
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	107,101	(10,447)	96,654	-	(30,630)	66,024	

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COLLEGE GROVE REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003

	Special Revenue		Debt Service		Capital Projects	
	Low/Mod	Other	Total	Total	Total	Total
OTHER FINANCING SOURCES (USES)						
Contributions from the City of San Diego.....	106,000	-	106,000	-	-	106,000
TOTAL OTHER FINANCING SOURCES (USES).....	106,000	-	106,000	-	-	106,000
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	213,101	(10,447)	202,654	-	(30,630)	172,024
Fund Balances at July 1, 2002, as Restated.....	188,286	353,411	541,697	-	187	541,884
FUND BALANCES AT JUNE 30, 2003.....	\$ 401,387	\$ 342,964	\$ 744,351	\$ -	\$ (30,443)	\$ 713,908

Source: City of San Diego Auditor & Comptroller, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003

Crossroads Project Area

Redevelopment Division

General Information:

PROJECT AREASIZE (ACRES)	1,031	REDEVELOPMENT PLAN TIME LIMIT	6/6/2033
COUNCIL DISTRICT	7	INCURRING DEBT FINAL DATE	6/5/2023
PLAN ADOPTION DATE	6/6/2003	EMINENT DOMAIN TIME LIMIT	6/6/2015
PLAN AMENDMENT DATE	N/A	REPAYMENT OF DEBT (YEAR)	6/5/2023

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- Adopted new Crossroads redevelopment project area.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency’s archives to retrieve jobs data from Fiscal Year 2003. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *City of San Diego, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003* (refer to Attachment 3). The following is a summary of the financial activity for the Project Area:

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CROSSROADS REDEVELOPMENT AREA FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
Year Ended June 30, 2003

REVENUES

Other Revenue.....	\$	57	Capital Projects
TOTAL REVENUES.....		57	

EXPENDITURES

Administration.....	284,724	
Legal.....	41,771	
Plans and Surveys.....	162,998	
TOTAL EXPENDITURES.....	489,493	
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	(489,436)	

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CROSSROADS REDEVELOPMENT AREA FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
Year Ended June 30, 2003

	Capital Projects
OTHER FINANCING SOURCES (USES)	
Loans from the City of San Diego:	
Sales Tax.....	54,840
Community Development Block Grant.....	187,933
Total Loans from City of San Diego.....	<u>242,773</u>
TOTAL OTHER FINANCING SOURCES (USES).....	<u>242,773</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	(246,663)
Fund Balances at July 1, 2002, as Restated.....	<u>-</u>
FUND BALANCES AT JUNE 30, 2003.....	<u>\$ (246,663)</u>

Source: City of San Diego Auditor & Comptroller, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003

Gateway Center West Project Area

Southeastern Economic Development Corporation

General Information:

PROJECT AREASIZE (ACRES)	59	REDEVELOPMENT PLAN TIME LIMIT	11/17/2016
COUNCIL DISTRICT	4	INCURRING DEBT FINAL DATE	1/1/2004
PLAN ADOPTION DATE	11/17/1976	EMINENT DOMAIN TIME LIMIT	11/17/1982
PLAN AMENDMENT DATE	1/20/1995	REPAYMENT OF DEBT (YEAR)	11/17/2026

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- Acquisition for industrial development in Gateway Center West Project Area.
- Encouraged rehabilitation of existing businesses.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency’s archives to retrieve jobs data from Fiscal Year 2003. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *City of San Diego, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003* (refer to Attachment 3). The following is a summary of the financial activity for the Project Area:

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
GATEWAY CENTER WEST REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003

	Special Revenue			Debt Service		Capital Projects	
	Low/Mod	Other	Total	Total	Total	Total	Total
REVENUES							
Tax Increments.....	\$ 50,440	\$ -	\$ 50,440	\$ 89,597	\$ 112,163	\$ 252,200	
Interest.....	1,195	13,004	14,199	615	1,507	16,321	
TOTAL REVENUES.....	51,635	13,004	64,639	90,212	113,670	268,521	
EXPENDITURES							
Administration.....	46,110	-	46,110	-	112,713	158,823	
Legal.....	-	-	-	-	181	181	
Plans and Surveys.....	6,568	-	6,568	-	4,367	10,935	
Property Management.....	-	-	-	-	2,156	2,156	
Project Improvements.....	-	-	-	-	1,806	1,806	
Program Management.....	3,551	-	3,551	-	3,247	6,798	
Debt Service:							
Principal.....	-	-	-	50,000	13,730	63,730	
Interest.....	-	-	-	98,093	-	98,093	
TOTAL EXPENDITURES.....	56,229	-	56,229	148,093	138,200	342,522	
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	(4,594)	13,004	8,410	(57,881)	(24,530)	(74,001)	

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
GATEWAY CENTER WEST REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003

	Special Revenue		Debt Service		Capital Projects	
	Low/Mod	Other	Total	Total	Total	Total
OTHER FINANCING SOURCES (USES)						
Transfers from Other Funds.....	-	2,042	2,042	57,580	-	59,622
Transfers from Bond Proceeds.....	2,828	-	2,828	-	15,135	17,963
Transfers to Other Funds.....	(29,432)	(46,111)	(75,543)	(2,042)	-	(77,585)
TOTAL OTHER FINANCING SOURCES (USES).....	(26,604)	(44,069)	(70,673)	55,538	15,135	-
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	(31,198)	(31,065)	(62,263)	(2,343)	(9,395)	(74,001)
Fund Balances at July 1, 2002, as Restated.....	45,982	148,551	194,533	119,948	201,868	516,349
FUND BALANCES AT JUNE 30, 2003.....	\$ 14,784	\$ 117,486	\$ 132,270	\$ 117,605	\$ 192,473	\$ 442,348

Source: City of San Diego Auditor & Comptroller, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003

Horton Plaza Project Area

Centre City Development Corporation

General Information:

PROJECT AREA SIZE (ACRES)	41	REDEVELOPMENT PLAN TIME LIMIT	
COUNCIL DISTRICT	2	INCURRING DEBT FINAL DATE	1/1/2004
PLAN ADOPTION DATE	7/25/1972	EMINENT DOMAIN TIME LIMIT	Expired
PLAN AMENDMENT DATE	4/7/2006	REPAYMENT OF DEBT (YEAR)	7/25/2023

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- Since the adoption of the Horton Plaza project area, the Balboa Theatre was blighted and used as a pornographic theatre contributing to the overall blight in downtown San Diego. Subsequent to the Agency purchase of the historic facility in the early 1980’s, the Agency approved the agreement with Kitchell CEM as an owner’s representative for the rehabilitation of the Balboa Theatre.
- Funding of \$1 million from the Low and Moderate Fund to assist the construction of 80 units for the Veterans Village Housing project was approved.
- Purchased a ticketing system and a mechanical and electrical system study for the Lyceum Theatre, an asset owned by the Agency.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency’s archives to retrieve jobs data from Fiscal Year 2003. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *City of San Diego, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003* (refer to Attachment 3). The following is a summary of the financial activity for the Project Area:

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
HORTON PLAZA REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003

REVENUES

	Special Revenue		Debt Service		Capital Projects	
	Low/Mod	Other	Total	Total	Total	Total
Tax Increments.....	\$ 2,666,685	\$ 262,398	\$ 2,929,083	\$ 131,793	\$ 6,165,366	
Interest.....	254,179	482,969	737,148	133,350	1,129,262	
Rents.....	-	-	-	1,095,910	1,095,910	
TOTAL REVENUES.....	2,920,864	745,367	3,666,231	1,361,053	8,390,538	

EXPENDITURES

Administration.....	161,362	-	161,362	-	394,580	555,942
Legal.....	11,523	-	11,523	-	27,890	39,413
Plans and Surveys.....	845	-	845	-	30,530	31,375
Real Estate/Fixture Purchases.....	-	-	-	-	74,611	74,611
Property Management.....	2,274	-	2,274	-	33,031	35,305
Rehabilitation.....	-	-	-	-	36,821	36,821
Project Improvements.....	-	-	-	-	267,183	267,183
Bond Sale Expense.....	-	-	-	-	-	-
Program Management.....	-	-	-	-	8,085	8,085
ERAF Payments.....	-	-	-	-	460,915	460,915
Debt Service:						
Principal.....	-	-	-	3,009,846	-	3,009,846
Interest.....	-	-	-	2,984,160	-	2,984,160
TOTAL EXPENDITURES.....	176,004	-	176,004	5,994,006	1,333,646	7,503,656
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	2,744,860	745,367	3,490,227	(2,630,752)	27,407	886,882

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
HORTON PLAZA REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003

	Special Revenue		Debt Service		Capital Projects	
	Low/Mod	Other	Total	Total	Total	Total
OTHER FINANCING SOURCES (USES)						
Transfers from Other Funds.....	-	-	-	40,000	40,000	40,000
Transfers to the Housing Commission.....	(221,000)	-	(221,000)	-	(221,000)	(221,000)
Transfers to Centre City Development Corporation.....	-	-	-	-	-	-
Transfers to Other Funds.....	-	-	-	(40,000)	(40,000)	(40,000)
Transfers to Escrow Agent.....	-	-	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES).....	(221,000)	-	(221,000)	-	(221,000)	(221,000)
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	2,523,860	745,367	3,269,227	(2,630,752)	27,407	665,882
Fund Balances at July 1, 2002, as Restated.....	9,768,335	7,528,583	17,296,918	13,291,002	3,342,830	33,930,750
FUND BALANCES AT JUNE 30, 2003.....	\$ 12,292,195	\$ 8,273,950	\$ 20,566,145	\$ 10,660,250	\$ 3,370,237	\$ 34,596,632

Source: City of San Diego Auditor & Comptroller, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003

Linda Vista Project Area*Redevelopment Division*

General Information:

PROJECT AREASIZE (ACRES)	12	REDEVELOPMENT PLAN TIME LIMIT	11/22/2012
COUNCIL DISTRICT	6	INCURRING DEBT FINAL DATE	1/1/2004
PLAN ADOPTION DATE	11/22/1972	EMINENT DOMAIN TIME LIMIT	11/22/1984
PLAN AMENDMENT DATE	11/22/1999	REPAYMENT OF DEBT (YEAR)	11/21/2022

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

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JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency’s archives to retrieve jobs data from Fiscal Year 2003. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *City of San Diego, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003* (refer to Attachment 3). The following is a summary of the financial activity for the Project Area:

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
LINDA VISTA REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003

	Special Revenue			Debt Service		Capital Projects	
	Low/Mod	Other	Total	Total	Total	Total	Total
REVENUES							
Tax Increments.....	\$ 20,988	\$ 36,557	\$ 57,545	\$ -	\$ 47,395	\$	\$ 104,940
Interest.....	5,613	7,234	12,847	-	4,565		17,412
Rents.....	-	-	-	-	49,701		49,701
TOTAL REVENUES.....	26,601	43,791	70,392	-	101,661		172,053
EXPENDITURES							
Administration.....	-	-	-	-	59,226	59,226	59,226
Legal.....	251	-	251	-	(3,768)	(3,517)	(3,517)
Plans and Surveys.....	-	-	-	-	5,000	5,000	5,000
Acquisition Expense.....	-	-	-	-	1,204	1,204	1,204
Property Management.....	-	-	-	-	5,516	5,516	5,516
ERAF Payments.....	-	3,619	3,619	-	-	3,619	3,619
TOTAL EXPENDITURES.....	251	3,619	3,870	-	67,178		71,048
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	26,350	40,172	66,522	-	34,483		101,005

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
LINDA VISTA REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003

	Special Revenue		Debt Service	Capital Projects	
	Low/Mod	Other	Total	Total	Total
OTHER FINANCING SOURCES (USES)					
Transfers from Other Funds.....	-	36	-	-	36
Transfers to Other Funds.....	-	-	(36)	-	(36)
TOTAL OTHER FINANCING SOURCES (USES).....	-	36	(36)	-	-
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	26,350	40,208	(36)	34,483	101,005
Fund Balances at July 1, 2002, as Restated.....	122,328	143,545	36	457,876	723,785
FUND BALANCES AT JUNE 30, 2003.....	\$ 148,678	\$ 183,753	\$ -	\$ 492,359	\$ 824,790

Source: City of San Diego Auditor & Comptroller, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003

Mount Hope Project Area

Southeastern Economic Development Corporation

General Information:

PROJECT AREASIZE (ACRES)	210	REDEVELOPMENT PLAN TIME LIMIT	11/22/2022
COUNCIL DISTRICT	4	INCURRING DEBT FINAL DATE	
PLAN ADOPTION DATE	11/22/1982	EMINENT DOMAIN TIME LIMIT	11/22/1994
PLAN AMENDMENT DATE	11/22/1999	REPAYMENT OF DEBT (YEAR)	11/22/2032

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- Purchased and demolished the former Urban League structures in order to initialize redevelopment of the Market Street corridor between Boundary Street and Interstate 805.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency’s archives to retrieve jobs data from Fiscal Year 2003. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *City of San Diego, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003* (refer to Attachment 3). The following is a summary of the financial activity for the Project Area:

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
MOUNT HOPE REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003

	Special Revenue			Debt Service		Capital Projects	
	Low/Mod	Other	Total	Total	Total	Total	Total
REVENUES							
Tax Increments.....	\$ 232,448	\$ 95,532	\$ 327,980	\$ 443,922	\$ 390,339	\$ 1,162,241	
Interest.....	20,473	96,942	117,415	14,296	14,169	145,880	
TOTAL REVENUES.....	252,921	192,474	445,395	458,218	404,508	1,308,121	
EXPENDITURES							
Administration.....	65,471	-	65,471	-	342,554	408,025	
Legal.....	-	-	-	-	29,471	29,471	
Plans and Surveys.....	18,124	-	18,124	-	40,978	59,102	
Property Management.....	-	-	-	-	8,546	8,546	
Project Improvements.....	435,000	-	435,000	-	1,211	436,211	
Promotions and Marketing.....	-	-	-	-	6,571	6,571	
Bond Sale Expense.....	-	-	-	287,113	-	287,113	
Program Management.....	7,110	-	7,110	-	10,255	17,365	
ERAF Payments.....	-	40,321	40,321	-	-	40,321	
Debt Service:							
Principal.....	-	-	-	1,983,009	-	1,983,009	
Interest.....	-	-	-	937,836	-	937,836	
TOTAL EXPENDITURES.....	525,705	40,321	566,026	3,207,958	439,586	4,213,570	
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	(272,784)	152,153	(120,631)	(2,749,740)	(35,078)	(2,905,449)	

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
MOUNT HOPE REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003

	Special Revenue		Debt Service		Capital Projects	
	Low/Mod	Other	Total	Total	Total	Total
OTHER FINANCING SOURCES (USES)						
Proceeds from Bonds, Developer Loans and Notes.....	-	2,709,456	2,709,456	345,544	-	3,055,000
Transfers from Other Funds.....	-	168,354	168,354	110,976	-	279,330
Transfers from Bond Proceeds.....	171,745	-	171,745	2,349,416	-	2,521,161
Transfers to Southeastern Economic Development Corporation.....	-	-	-	-	-	-
Transfers to Other Funds.....	(110,976)	(2,521,160)	(2,632,136)	-	(168,355)	(2,800,491)
TOTAL OTHER FINANCING SOURCES (USES).....	60,769	356,650	417,419	2,805,936	(168,355)	3,055,000
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	(212,015)	508,803	296,788	56,196	(203,433)	149,551
Fund Balances at July 1, 2002, as Restated.....	909,698	612,064	1,521,762	494,442	1,236,660	3,252,864
FUND BALANCES AT JUNE 30, 2003.....	\$ 697,683	\$ 1,120,867	\$ 1,818,550	\$ 550,638	\$ 1,033,227	\$ 3,402,415

Source: City of San Diego Auditor & Comptroller, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003

Naval Training Center Project Area

Redevelopment Division

General Information:

PROJECT AREASIZE (ACRES)	504	REDEVELOPMENT PLAN TIME LIMIT	5/13/2035
COUNCIL DISTRICT	2	INCURRING DEBT FINAL DATE	5/12/2024
PLAN ADOPTION DATE	5/13/1997	EMINENT DOMAIN TIME LIMIT	5/13/2016
PLAN AMENDMENT DATE	N/A	REPAYMENT OF DEBT (YEAR)	5/13/2050

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- Broke ground for the NTC office district containing two two-story buildings comprised of 100,000 square feet of office space.
- Approved a rehabilitation agreement with the NTC Foundation to provide funds for rehabilitation of historic buildings.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency’s archives to retrieve jobs data from Fiscal Year 2003. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *City of San Diego, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003* (refer to Attachment 3). The following is a summary of the financial activity for the Project Area:

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
NAVAL TRAINING CENTER REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003

	Special Revenue			Capital Projects	
	Low/Mod	Other	Total	Total	Total
REVENUES					
Tax Increments.....	\$ 97,952	\$ 391,808	\$ 489,760	\$ -	\$ 489,760
Interest.....	473	2,918	3,391	12,642	16,033
Private Sources.....	-	-	-	740,467	740,467
Other Revenue.....	-	-	-	334	334
TOTAL REVENUES.....	98,425	394,726	493,151	753,443	1,246,594
EXPENDITURES					
Administration.....	-	-	-	703,459	703,459
Legal.....	-	-	-	108,473	108,473
Plans and Surveys.....	-	-	-	59,531	59,531
Acquisition Expense.....	-	-	-	33,803	33,803
Property Management.....	-	-	-	1,539	1,539
Site Clearance.....	-	-	-	7,273	7,273
Tax Sharing Payments.....	-	2,100	2,100	-	2,100
ERAF Payments.....	-	24	24	-	24
TOTAL EXPENDITURES.....	-	2,124	2,124	914,078	916,202
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	98,425	392,602	491,027	(160,635)	330,392

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
NAVAL TRAINING CENTER REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003

	Special Revenue			Capital Projects	
	Low/Mod	Other	Total	Total	Total
OTHER FINANCING SOURCES (USES)					
Contributions from the City of San Diego.....	-	-	-	200,000	200,000
TOTAL OTHER FINANCING SOURCES (USES).....	-	-	-	200,000	200,000
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	98,425	392,602	491,027	39,365	530,392
Fund Balances at July 1, 2002, as Restated.....	246	765	1,011	39	1,050
FUND BALANCES AT JUNE 30, 2003.....	\$ 98,671	\$ 393,367	\$ 492,038	\$ 39,404	\$ 531,442

Source: City of San Diego Auditor & Comptroller, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003

North Bay Project Area*Redevelopment Division*

General Information:

PROJECT AREASIZE (ACRES)	1,360	REDEVELOPMENT PLAN TIME LIMIT	5/18/2029
COUNCIL DISTRICT	2, 6	INCURRING DEBT FINAL DATE	5/17/2018
PLAN ADOPTION DATE	5/18/1998	EMINENT DOMAIN TIME LIMIT	5/18/2010
PLAN AMENDMENT DATE	N/A	REPAYMENT OF DEBT (YEAR)	5/18/2044

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- Approved agreements to provide assistance for affordable housing related to the Morena Vista Transit-Oriented Development Project.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency’s archives to retrieve jobs data from Fiscal Year 2003. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *City of San Diego, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003* (refer to Attachment 3). The following is a summary of the financial activity for the Project Area:

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
NORTH BAY CENTER REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003

	Special Revenue		Debt Service		Capital Projects	
	Low/Mod	Other	Total	Total	Total	Total
REVENUES						
Tax Increments.....	\$ 505,200	\$ 64,750	\$ 569,950	\$ 846,019	\$ 1,110,032	\$ 2,526,001
Interest.....	28,066	640,783	668,849	59,795	148	728,792
Other Revenue.....	-	-	-	-	58,289	58,289
TOTAL REVENUES.....	533,266	705,533	1,238,799	905,814	1,168,469	3,313,082
EXPENDITURES						
Administration.....	18,910	-	18,910	-	1,020,788	1,039,698
Legal.....	251	-	251	-	22,722	22,973
Plans and Surveys.....	-	-	-	-	241,173	241,173
Acquisition Expense.....	3,507	-	3,507	-	-	3,507
Property Management.....	-	-	-	-	5,518	5,518
Project Improvements.....	-	-	-	-	454,174	454,174
Housing Subsidies.....	2,500,000	-	2,500,000	-	-	2,500,000
Tax Sharing Payments.....	-	524,197	524,197	-	-	524,197
ERAF Payments.....	-	62,441	62,441	-	-	62,441
Debt Service:						
Principal.....	-	-	-	353,406	-	353,406
Interest.....	-	-	-	791,093	-	791,093
TOTAL EXPENDITURES.....	2,522,668	586,638	3,109,306	1,144,499	1,744,375	5,998,180
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	(1,989,402)	118,895	(1,870,507)	(238,685)	(575,906)	(2,685,098)

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
NORTH BAY CENTER REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003

	Special Revenue		Debt Service		Capital Projects	
	Low/Mod	Other	Total	Total	Total	Total
OTHER FINANCING SOURCES (USES)						
Contributions from the City of San Diego.....	200,000	-	200,000	-	-	200,000
Transfers from Other Funds.....	-	-	-	218,714	142,965	361,679
Transfers from Bond Proceeds.....	2,500,000	-	2,500,000	300,000	244,385	3,044,385
Transfers to the City of San Diego.....	-	-	-	-	(1,860,376)	(1,860,376)
Transfers to Other Funds.....	(218,714)	(3,044,385)	(3,263,099)	(142,965)	-	(3,406,064)
TOTAL OTHER FINANCING SOURCES (USES).....	2,481,286	(3,044,385)	(563,099)	375,749	(1,473,026)	(1,660,376)
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	491,884	(2,925,490)	(2,433,606)	137,064	(2,048,932)	(4,345,474)
Fund Balances at July 1, 2002, as Restated.....	544,574	8,474,745	9,019,319	1,172,736	3,272,803	13,464,858
FUND BALANCES AT JUNE 30, 2003.....	\$ 1,036,458	\$ 5,549,255	\$ 6,585,713	\$ 1,309,800	\$ 1,223,871	\$ 9,119,384

Source: City of San Diego Auditor & Comptroller, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003

North Park Project Area

Redevelopment Division

General Information:

PROJECT AREASIZE (ACRES)	555	REDEVELOPMENT PLAN TIME LIMIT	3/4/2028
COUNCIL DISTRICT	3	INCURRING DEBT FINAL DATE	3/4/2017
PLAN ADOPTION DATE	3/4/1997	EMINENT DOMAIN TIME LIMIT	3/4/2009
PLAN AMENDMENT DATE	N/A	REPAYMENT OF DEBT (YEAR)	3/4/2043

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- Initiated seismic retrofit of the historic North Park Theatre to prepare for rehabilitation and re-use as a live theatre venue.
- Entered into a Disposition and Development Agreement for Renaissance at North Park and authorized Agency assistance for affordable housing and public improvements.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency’s archives to retrieve jobs data from Fiscal Year 2003. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *City of San Diego, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003* (refer to Attachment 3). The following is a summary of the financial activity for the Project Area:

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
NORTH PARK REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003

	Special Revenue			Debt Service		Capital Projects	
	Low/Mod	Other	Total	Total	Total	Total	Total
REVENUES							
Tax Increments.....	\$ 413,171	\$ 127,044	\$ 540,215	\$ 514,153	\$ 1,011,487	\$ 2,065,855	
Interest.....	19,122	377,459	396,581	31,684	2,401	430,666	
Other Revenue.....	-	-	-	-	100,010	100,010	
TOTAL REVENUES.....	432,293	504,503	936,796	545,837	1,113,898	2,596,531	
EXPENDITURES							
Administration.....	1,289	-	1,289	-	1,009,131	1,010,420	
Legal.....	251	-	251	-	50,402	50,653	
Plans and Surveys.....	-	-	-	-	179,541	179,541	
Acquisition Expense.....	-	-	-	-	74,115	74,115	
Real Estate/Fixture Purchases.....	-	-	-	-	3,580	3,580	
Property Management.....	-	-	-	-	3,404	3,404	
Relocation.....	-	-	-	-	28,495	28,495	
Project Improvements.....	-	-	-	-	308,042	308,042	
Rehabilitation Loans.....	250,000	-	250,000	-	965,000	1,215,000	
Tax Sharing Payments.....	-	376,253	376,253	-	-	376,253	
ERAF Payments.....	-	34,404	34,404	-	-	34,404	
Debt Service:							
Principal.....	-	-	-	100,000	-	100,000	
Interest.....	-	-	-	583,100	-	583,100	
TOTAL EXPENDITURES.....	251,540	410,657	662,197	683,100	2,621,710	3,967,007	
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	180,753	93,846	274,599	(137,263)	(1,507,812)	(1,370,476)	

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
NORTH PARK REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003

OTHER FINANCING SOURCES (USES)

	Special Revenue		Debt Service		Capital Projects	
	Low/Mod	Other	Total	Total	Total	Total
Proceeds from Bonds, Developer Loans and Notes.....	-	-	-	-	675,000	675,000
Contributions from the City of San Diego.....	101,000	-	101,000	-	-	101,000
Loans from the City of San Diego - Community Development Block Grant.....	-	-	-	-	12,791	12,791
Transfers from Other Funds.....	-	-	-	116,899	-	116,899
Transfers from Bond Proceeds.....	-	-	-	-	1,183,533	1,183,533
Transfers to Other Funds.....	(116,899)	(1,183,533)	(1,300,432)	-	-	(1,300,432)
TOTAL OTHER FINANCING SOURCES (USES).....	(15,899)	(1,183,533)	(1,199,432)	116,899	1,871,324	788,791
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	164,854	(1,089,687)	(924,833)	(20,364)	363,512	(581,685)
Fund Balances at July 1, 2002, as Restated.....	360,768	5,241,561	5,602,329	564,414	1,508,839	7,675,582
FUND BALANCES AT JUNE 30, 2003.....	\$ 525,622	\$ 4,151,874	\$ 4,677,496	\$ 544,050	\$ 1,872,351	\$ 7,093,897

Source: City of San Diego Auditor & Comptroller, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003

San Ysidro Project Area*Redevelopment Division*

General Information:

PROJECT AREASIZE (ACRES)	766	REDEVELOPMENT PLAN TIME LIMIT	4/16/2027
COUNCIL DISTRICT	8	INCURRING DEBT FINAL DATE	4/16/2016
PLAN ADOPTION DATE	4/16/1996	EMINENT DOMAIN TIME LIMIT	4/16/2008
PLAN AMENDMENT DATE	N/A	REPAYMENT OF DEBT (YEAR)	4/16/2042

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- Approved the second five-year implementation plan for San Ysidro.
- Approved Owner Participation Agreement with Casa Familiar to provide assistance for the Casitas de las Florecitas affordable housing project.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency’s archives to retrieve jobs data from Fiscal Year 2003. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *City of San Diego, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003* (refer to Attachment 3). The following is a summary of the financial activity for the Project Area:

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
 SAN YSIDRO REDEVELOPMENT AREA FUNDS
 COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 Year Ended June 30, 2003

REVENUES

	Special Revenue			Debt Service		Capital Projects	
	Low/Mod	Other	Total	Total		Total	Total
Tax Increments.....	\$ 297,902	\$ 178,107	\$ 476,009	\$ 415,500	\$ 598,001	\$ 1,489,510	
Interest.....	22,785	41,967	64,752	-	515	65,267	
Other Revenue.....	-	-	-	-	29	29	
TOTAL REVENUES.....	320,687	220,074	540,761	415,500	598,545	1,554,806	

EXPENDITURES

Administration.....	-	-	-	-	494,271	494,271	
Legal.....	251	-	251	-	42,014	42,265	
Plans and Surveys.....	-	-	-	-	67,579	67,579	
Property Management.....	-	-	-	-	5,516	5,516	
Tax Sharing Payments.....	-	300,245	300,245	-	-	300,245	
ERAF Payments.....	-	22,318	22,318	-	-	22,318	
Debt Service:							
Principal.....	-	-	-	216,872	-	216,872	
Interest.....	-	-	-	198,628	-	198,628	
TOTAL EXPENDITURES.....	251	322,563	322,814	415,500	609,380	1,347,694	
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	320,436	(102,489)	217,947	-	(10,835)	207,112	

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
 SAN YSIDRO REDEVELOPMENT AREA FUNDS
 COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 Year Ended June 30, 2003

	Special Revenue		Debt Service		Capital Projects	
	Low/Mod	Other	Total	Total	Total	Total
OTHER FINANCING SOURCES (USES)						
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	320,436	(102,489)	217,947	-	(10,835)	207,112
Fund Balances at July 1, 2002, as Restated.....	413,572	820,676	1,234,248	-	17,673	1,251,921
FUND BALANCES AT JUNE 30, 2003.....	\$ 734,008	\$ 718,187	\$ 1,452,195	\$ -	\$ 6,838	\$ 1,459,033

Source: City of San Diego Auditor & Comptroller, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003

Southcrest Project Area

Southeastern Economic Development Corporation

General Information:

PROJECT AREASIZE (ACRES)	301	REDEVELOPMENT PLAN TIME LIMIT	4/14/2026
COUNCIL DISTRICT	4, 8	INCURRING DEBT FINAL DATE	
PLAN ADOPTION DATE	4/14/1986	EMINENT DOMAIN TIME LIMIT	4/14/1998
PLAN AMENDMENT DATE	11/28/1994	REPAYMENT OF DEBT (YEAR)	4/14/2036

BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- Began the public improvements phase III of 252 Corridor Development (Phase II - Residential).
- Coordinated opportunities for multi-family housing development.
- Encouraged installation of Public Art.
- Amended the redevelopment plan.

JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within the body of this report. *Note: Staff performed a search of the Agency’s archives to retrieve jobs data from Fiscal Year 2003. Relevant data was not found and as a result jobs information is not contained in this report.*

FINANCIAL ACTIVITY

California Redevelopment Law under Section 33080.5 requires the Annual Report to include a fiscal statement for the previous year. Fiscal information for the Agency is located within the *City of San Diego, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003* (refer to Attachment 3). The following is a summary of the financial activity for the Project Area:

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
SOUTHCREST REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003

	Special Revenue			Debt Service		Capital Projects	
	Low/Mod	Other	Total	Total	Total	Total	Total
REVENUES							
Tax Increments.....	\$ 158,045	\$ 189,354	\$ 347,399	\$ 360,990	\$ 81,836	\$ 790,225	
Interest.....	1,014	60,041	61,055	20,724	15,783	97,562	
Private Sources.....	-	-	-	-	44,500	44,500	
TOTAL REVENUES.....	159,059	249,395	408,454	381,714	142,119	932,287	
EXPENDITURES							
Administration.....	60,696	-	60,696	-	477,710	538,406	
Legal.....	3,435	-	3,435	-	56,837	60,272	
Plans and Surveys.....	18,507	-	18,507	-	84,813	103,320	
Property Management.....	-	-	-	-	19,482	19,482	
Project Improvements.....	-	-	-	-	1,418,912	1,418,912	
Promotions and Marketing.....	-	-	-	-	5,015	5,015	
Program Management.....	5,652	-	5,652	-	15,307	20,959	
ERAF Payments.....	-	40,321	40,321	-	-	40,321	
Debt Service:							
Principal.....	-	-	-	388,494	-	388,494	
Interest.....	-	-	-	376,395	-	376,395	
TOTAL EXPENDITURES.....	88,290	40,321	128,611	764,889	2,078,076	2,971,576	
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	70,769	209,074	279,843	(383,175)	(1,935,957)	(2,039,289)	

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
SOUTHCREST REDEVELOPMENT AREA FUNDS
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended June 30, 2003

	Special Revenue		Debt Service		Capital Projects	
	Low/Mod	Other	Total	Total	Total	Total
OTHER FINANCING SOURCES (USES)						
Proceeds from Bonds, Developer Loans and Notes.....	-	-	-	300,000	300,000	300,000
Loans from the City of San Diego - Community Development Block	-	-	-	1,052,694	1,052,694	1,052,694
Transfers from Other Funds.....	-	486,720	486,720	80,000	882,987	682,987
Transfers from Bond Proceeds.....	14,753	-	14,753	100,614	565,300	565,300
Transfers to the City of San Diego.....	-	-	-	(500,000)	(500,000)	(500,000)
Transfers to Other Funds.....	(196,267)	(565,300)	(761,567)	-	(1,248,287)	(1,248,287)
TOTAL OTHER FINANCING SOURCES (USES).....	(181,514)	(78,580)	(260,094)	1,033,308	852,694	852,694
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES.....	(110,745)	130,494	19,749	(303,695)	(1,186,595)	(1,186,595)
Fund Balances at July 1, 2002, as Restated.....	353,503	597,447	950,950	804,771	2,287,956	4,043,677
FUND BALANCES AT JUNE 30, 2003.....	\$ 242,758	727,941	\$ 970,699	\$ 501,076	\$ 1,385,307	\$ 2,857,082

Source: City of San Diego Auditor & Comptroller, Redevelopment Agency of San Diego, Annual Financial Report - Fiscal Year Ending June 30, 2003

ANNUAL FINANCIAL AUDIT REPORT

The Redevelopment Agency of the City of San Diego, Annual Financial Report for fiscal year ending June 30, 2003 (Audit) was issued in May 2007. The audit was conducted in accordance with generally accepted auditing standards and rules governing audit reports issued by the State Board of Accountancy. The audit report also included an opinion of the Agency's compliance with laws, regulations, and administrative requirements governing the activities of the Agency.

Section 33080.2 requires the Agency to inform the legislative body of any major violations as defined in Section 33080.8 based on the financial audit report. There are nine statutorily defined "major audit violations" listed in Section 33080.8(j).³ The failure to correct a major violation may result in the filing of an action by the California Attorney General pursuant to Section 33080.8.

The Audit had a total of eight (8) findings, of which three (3) findings are deemed as Major Violations per California Redevelopment Law (refer to *City of San Diego Auditor & Comptroller, Redevelopment Agency of San Diego, Annual Financial Report – Fiscal Year Ending June 30, 2003, Page 86 -91*).

The Fiscal Year 2003 financial audits findings are listed below and the major violations are identified along with the original Management Responses:

Finding # 1: 2003-1 Financial Reporting	Financial Statement Finding	Major Violation: NO
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During our audit of the Agency's basic financial statements we noted several internal control deficiencies that resulted in numerous errors and restatements of previously issued financial statements. Some of the deficiencies noted during the audit are as follows:

- Improper financial statement presentation of debt transactions
- Failure to properly record certain loan transactions (e.g. loans paid off were not removed, and new loans were not recorded)
- Failure to transfer completed projects out of construction in progress to begin depreciating these assets
- Improper classification of assets
- Improper valuation of land held for resale
- Incomplete capture of capitalizable expenditures (i.e., amounts were expensed versus capitalized)
- Failure to recognize certain revenues that met applicable revenue recognition criteria

³ The following are the major audit violations as codified by Section 33080.8(j): (1) File an independent financial audit report that substantially conforms with the requirements of subdivision (a) of Section 33080.1; (2) File a fiscal statement that includes substantially all of the information required by Section 33080.5; (3) Establish time limits, as required by Section 33333.6; (4) Deposit all required tax increment revenues directly into the Low and Moderate Income Housing Fund upon receipt, as required by Sections 33334.3, 33334.6, 33487, or 33492.16; (5) Establish a Low and Moderate Income Housing Fund, as required by subdivision (a) of Section 33334.3; (6) Accrue interest earned by the Low and Moderate Income Housing Fund to that fund, as required by subdivision (b) of Section 33334.3; (7) Determine that the planning and administrative costs charged to the Low and Moderate Income Housing Fund are necessary for the production, improvement, or preservation of low- and moderate-income housing, as required by subdivision (d) of Section 33334.3; (8) Initiate development of housing on real property acquired using moneys from the Low and Moderate Income Housing Fund or sell the property, as required by Section 33334.16; (9) Adopt an implementation plan, as required by Section 33490.

The Agency did not maintain effective internal controls over the financial reporting process. Specifically, the Agency lacked a sufficient complement of personnel with an appropriate level of accounting knowledge, experience and training in the application of generally accepted accounting principles (GAAP) commensurate with the Agency's financial reporting requirements to meet objectives that should be expected of those roles. These control deficiencies result in future misstatement of account balances that resulted in material misstatements to annual financial statements that would not be prevented or detected. Accordingly, these control deficiencies constitute a material weakness.

We recommend that the Agency implement proper policies, procedures, and internal controls to ensure accurate and reliable reporting of account balances. Additionally, the Agency should evaluate the adequacy of the current resource level in the Agency's accounting function.

Management Response:

We agree. The Agency and the City recognize the need for an improved financial reporting control framework and as such, continue to construct a better financial reporting process. As part of this, the Agency and the City have committed to implementing all applicable remediation actions outlined in the Kroll report. Most notably, the City has begun the procurement process for a new financial accounting system (Enterprise Resource Planning System), implementation of this system, will result in overhauling the vast majority of the City's accounting practices.

Finding # 2: 2003-a 20% Tax Increment Allocation	Compliance Finding	Major Violation: YES
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The California Health and Safety Code section 33334.6 (c) states that "except as otherwise permitted by subdivisions (d) and (e), not less than 20 percent of the taxes allocated to the agency pursuant to Section 33670 from project areas specified in subdivision (b) for the 1985-86 fiscal year and each succeeding fiscal year shall be deposited into the Low and Moderate Income Housing Fund". Furthermore, guidance from the State Attorney General's office informed redevelopment agencies that the computation should be based on the gross tax increment allocated to the agencies.

During our compliance testwork, we noted that the Redevelopment Agency of the City of San Diego (Agency) deposited 20% of the net tax increment rather than the gross amount allocated to the Agency by the County of San Diego (the County).

This error was caused by the Agency's lack of written policies and procedures to aid personnel in calculating the 20% tax increment allocations to the Agency's 17 housing funds. As such, the Agency's housing funds did not receive sufficient funds to expend on low and moderate housing activities in the Agency's project areas.

We recommend that the Agency draft written policies and procedures to provide guidance in the calculation of the low and moderate income housing fund amounts.

Management Response:

We agree. The Auditor & Comptroller's Office has already changed the process for calculating the 20% set aside using gross revenues in FY 2004. While we agree this is an important compliance issue, the FY 2003 financial statements were not restated as the dollar amount associated with the change for that year were deemed immaterial. The Agency also agrees with this finding and will ensure the calculations are performed in this manner in future years.

Finding # 3: 2003-b Annual Report Submission to the City Council	Compliance Finding	Major Violation: NO
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The California Health and Safety Code section 33080.1 states that “every redevelopment agency shall submit an annual report to its legislative body within six months of the end of the agency’s fiscal year.” The annual report should include: “(1) an independent financial audit report for the previous fiscal year, (2) a fiscal statement for the previous fiscal year that contains the information required pursuant to Section 33080.5, (3) a description of the agency’s activities in the previous fiscal year affecting housing and displacement that contains the information required by Sections 33080.4 and 33080.7, (4) a description of the agency’s progress, including specific actions and expenditures, in alleviating blight in the previous fiscal year, (5) a list of, and status report on, all loans made by the redevelopment agency that are \$50,000 or more, that in the previous fiscal year were in default, or not in compliance with the terms of the loan approved by the agency, (6) a description of the total number and nature of the properties that the agency owns and those properties the agency has acquired in the previous fiscal year.”

During our testwork on compliance disclosure and reporting, we noted that the Agency did not prepare and submit a complete annual report for the fiscal year ended June 30, 2002 to the Board of Directors within six months of the end of the fiscal year. The Agency’s procedure was to complete all components of the annual report prior to submitting to the Board of Directors; however, not all components of the report were completed within six months of the end of the fiscal year due to a lack of personnel and an incomplete audit of the Agency’s financial statements.

We recommend that the Agency prepare and submit the required reports to the Board of Directors within six months of the fiscal year end. In the case, an audit has not been complete, the Agency should include a note indicating that an Independent Auditor’s Report has not been issued as of the time of submission. The Agency should also state that since the financial numbers used are unaudited, there are potential changes in the reports. In addition, the Agency should develop proper policies and procedures and assign appropriate personnel to the development of the annual report.

Management Response:

We agree. The Agency plans to submit the required reports to City Council in future years within six months of the end of the fiscal year. City will also ensure Council is made aware if the reports are still “unaudited” at the time of submission.

Finding # 4: 2003-c Monitoring of Available Affordable Housing	Compliance Finding	Major Violation: NO
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In accordance with the California Health and Safety Code Section 33418, “an agency shall monitor on an ongoing basis, any housing affordable to persons and families of low or moderate income developed or otherwise made available pursuant to any provisions of this part. As part of this monitoring, an agency shall require owners or managers of the housing to submit an annual report to the agency. The annual reports shall include for each rental unit the rental rate and the income and family size of the occupants, and for each owner-occupied unit whether there was a change in ownership from the prior year and, if so, the income and family size of the new owners. The income information required by this section shall be supplied by the tenant in a certified statement on a form provided by the agency.”

During our testwork related to the monitoring of the levels of available affordable housings to low and moderate income households, the Agency was unable to provide monitoring reports received from owners or managers of the housing, or show that any monitoring had been performed for the fiscal year ended June 30, 2003. We noted that the Agency did not have any written policies and procedures over monitoring of available affordable housing.

We recommend that the Agency develop procedures to perform monitoring as required by the California Health and Safety Code cited above. In addition, the Agency should require all owners or managers of

housing to submit an annual report to the Agency. The Agency should utilize these reports in the performance of the monitoring activities as required by the California Health and Safety Code.

Management Response:

We agree. The Agency will develop procedures to perform monitoring as required by the California Health and Safety Code cited above. Included in these procedures will be the process to ensure that all owners and managers of affordable housing submit an annual report to the Agency.

Finding # 5: 2003-d Real Property Acquisitions	Compliance Finding	Major Violation: YES
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In accordance with the California Health and Safety Code Section 33334.16, "For each interest in real property acquired using moneys from the Low and Moderate Income Housing Fund, the agency shall, within five years from the date it first acquires the property interest for the development of housing affordable to persons and families of low and moderate income, initiate activities consistent with the development of the property for that purpose."

The Agency was unable to provide a complete and detailed listing of properties held by the Agency at June 30, 2003 that were acquired using resources from the Low and Moderate Income Housing Fund. We noted that there was a lack of written policies and procedures and assignment of appropriate personnel to the development of the Agency's annual report to the Board of Directors, which includes the detailed listing of properties held by the Agency. Without the detailed listing of properties acquired using resources from the Low and Moderate Income Housing Fund, the Agency is deemed to be noncompliant with California Health and Safety Codes.

We recommend that the Agency (i) maintain detailed records of real property acquired using resources from the Low and Moderate Income Housing Fund and (ii) initiate activities consistent with the development of the property, in accordance with the California Health and Safety Code.

Management Response:

We agree. The Agency will maintain detailed records of real property acquired using Low and Moderate Income monies and will provide this detailed asset listing to the City's Auditor & Comptroller's office every June 30th. The Agency will also improve the monitoring process to ensure that the development is initiated on all properties within 5 years from the date it acquires these properties.

Finding # 6: 2003-e Planning and Administrative Expenses	Compliance Finding	Major Violation: YES
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The California Health and Safety Code Section 33334.3 (d) states that, "the agency shall determine annually that the planning and administrative expenses are necessary for the production, improvement, or preservation of low- and moderate-income housing." The Guidelines for Compliance Audits of California Redevelopment Agencies part b, para. 9, issued by the California Comptroller, further clarifies this requirement by indicating that this determination must be made annually in writing.

During our testwork on planning and administrative expenditures, we noted that even though planning and administrative expenditures were necessary for the production, improvement, or preservation of low- and moderate-income housing, this determination was not made in writing. As such, the Agency is noncompliant with California Health and Safety Codes for the fiscal year ended June 30, 2003.

We recommend that the Agency require its Board of Directors to officially determine that the planning and administrative expenses are necessary for the production, improvement, or preservation of low and moderate income housing, as required.

Management Response:

We agree. The Agency will go before the Board of Director's and get, in writing, an official determination that the planning and administrative expenses are necessary for the production, improvement, or preservation of low and moderate income housing.

Finding # 7: 2003-f Pledging of Collateral	Compliance Finding	Major Violation: NO
--	--------------------	---------------------

In accordance with the Guidelines for Compliance Audits of California Redevelopment Agencies Section B, para 8, "if Housing Fund money or revenue was pledged as all or part of collateral for a debt issuance made during the period being audited, an appropriate amount of debt proceeds, in addition to the 20% of gross tax increment should be deposited into the Housing Fund."

During our audit, we noted that while tax increment revenues from the Housing Fund were pledged as collateral for new debt issuances during fiscal year 2003, the Agency did not allocate any portions of the debt proceeds to the Housing Fund, as required. The Agency was unaware of any such requirements. As such, the Agency's various housing funds are understated for the amount of debt proceeds that were not appropriately allocated at the time of debt issuance.

We recommend that the Agency transfer the appropriate amount of debt proceeds from various special revenue funds that currently account for debt proceeds to the Housing Fund.

Management Response:

We agree. While the Agency currently sets proceeds aside in separate special revenue funds, they have not been transferred directly into the Housing funds established with the bond issue. The Agency will transfer the appropriate amount of debt proceeds into the Housing Funds as required in the Guidelines cited above.

Finding # 8: 2003-g Conflict of Interest	Compliance Finding	Major Violation: NO
--	--------------------	---------------------

The California Government Code section 87300 requires that every agency "adopt and promulgate a Conflict of Interest Code." In addition, the Centre City Development Corporation's Conflict of Interest Code outlines those persons that are required to file a Statement of Economic Interests.

During our review of the filing of Statement of Economic Interests forms, we noted that the Agency was unable to locate 3 out of the 80 forms selected for testing. However, the City Clerk provided "Statement of Economic Interests Filing Records" that indicates that the forms were filed, but could not be located. In addition, we noted that 8 out of 77 forms that were provided by the Agency were submitted late by the respondents (i.e. subsequent to April 1).

The Agency's policy is to penalize individuals that do not submit Statements of Economic Interest in a timely fashion; however, we noted that the Agency did not strictly enforce this policy. Additionally, there is the likelihood that the Statement of Economic Interest forms were misplaced or destroyed; however, the City did not have proper controls over record retention.

We recommend that the Agency develop procedures to ensure that all required Statement of Economic Interests forms are submitted in a timely fashion and enforce its current policy for untimely submissions of the Statement of Economic Interests. Furthermore, the Agency should improve its record retention procedures to ensure that these forms can be easily located to support the Agency's contention of compliance with its Conflict of Interest Codes.

Management Response:

The City and Agency agree. It is the policy of the City for all employees, including those of the Redevelopment Agency, to submit forms annually to the City Clerk's office. The City Clerk has record of these three forms being filed but cannot locate the hard copies of the forms at this time. The Clerk has a documented process for retention of these forms and these exceptions appear to be an anomaly.

Appendices

- Attachment 1 – California State Controller Report
(Printed Version of Electronic Submission)
- Attachment 2 – California Department of Housing and Community
Development Report
(Printed Version of Electronic Submission)
- Attachment 3 – Redevelopment Agency, Annual Financial Report for
fiscal year ending June 30, 2003
(Report issued on May 16, 2007)
- Attachment 4 – Redevelopment Agency Property Report

The City of San Diego
Redevelopment Agency

ATTACHMENT 1
CALIFORNIA STATE CONTROLLER'S REPORT
(PRINTED VERSION OF ELECTRONIC SUBMISSION)

Fiscal Year 2003

**Supplement to the Annual Report of Community Redevelopment Agencies
For the Fiscal Year Ended June 30, 2003**

Redevelopment Agency ID Number:	13983777600
Name of Redevelopment Agency:	Redevelopment Agency of the City of San Diego

The U.S. Bureau of the Census requests the following information about the fiscal activities of your government for the 2002-2003 fiscal year (defined from July 1, 2002 through June 30, 2003). Governments furnishing this information will no longer receive Census Bureau Form F-32, Survey of Local Government Finances. If you have any questions please contact:

**U.S. Bureau of the Census
Jeffrey Little
1-800-242-4523**

A. Personnel Expenditures

Report your government's total expenditures for salaries and wages during the year, including amounts paid on force account construction projects.

Z00	\$	0
-----	----	---

B. Mortgage Revenue Bond Interest Payments

Report your government's total amount of interest paid on mortgage revenue bonds during the year.

U20	\$	0
-----	----	---

HCD REPORT OF REDEVELOPMENT AGENCY HOUSING ACTIVITY FOR
FY ENDING: 06 / 30 / 2003

Agency Name and Address:

REDEVELOPMENT AGENCY OF CITY OF SAN DIEGO
600 B STREET, SUITE 400
SAN DIEGO, CA 92101

County of Jurisdiction:

SAN DIEGO

Health & Safety Code Section 33080.1 requires agencies to annually report on their Low & Moderate Income Housing Fund and housing activities for the Department of Housing and Community Development (HCD) to annually report on agencies' activities in accordance with Section 33080.6. Section 33080.3 specifies agencies must send this form, HCD Schedules, and an Audit report to the State Controller.

Please answer each question below. Your answers determine which HCD SCHEDULES must be completed in order for the agency to fulfill the statutory requirement to report LMHF housing activity and fund balances for the reporting period.

- Check one of the items below to identify the Agency's status at the end of the reporting period:
 - ☐ New (Agency formation occurred during reporting year. No financial transactions were completed).
 - ☒ Active (Financial and/or housing transactions occurred during the reporting year)
 - ☐ Inactive (No financial and/or housing transactions occurred during the reporting year). ONLY COMPLETE ITEM 7
 - ☐ Dismantled (Agency adopted an ordinance to dissolve itself). ONLY COMPLETE ITEM 7
- How many adopted project areas did the agency have during the reporting period? 15
 How many project areas were merged during the reporting period? 0
 If the agency has one or more adopted project areas, complete SCHEDULE HCD-A for each project area.
 If the agency has no adopted project areas, DO NOT complete SCHEDULE HCD-A.
- Within an area outside of any adopted redevelopment project area(s): (a) did the agency destroy or remove any dwelling units or displace any households over the reporting period. (b) does the agency intend to displace any households over the next reporting period. (c) did the agency permit the sale of any owner-occupied unit prior to the expiration of land use controls over the reporting period, and/or (d) did the agency execute a contract or agreement for the construction of any affordable units over the next two years?
☒ Yes (any question). Complete SCHEDULE HCD-B.
☐ No (all questions). DO NOT complete SCHEDULE HCD-B.
- Did the agency have any funds in the Low & Moderate Income Housing Fund during the reporting period?
☒ Yes. Complete SCHEDULE HCD-C.
☐ No. DO NOT complete SCHEDULE HCD-C.
- During the reporting period, were housing units completed within a project area and/or assisted by the agency outside a project area?
☒ Yes. Complete all applicable HCD SCHEDULES D1-D7 for each housing project completed and HCD-SCHEDULE E.
☐ No. DO NOT complete HCD SCHEDULES D1-D7 or HCD SCHEDULE E.
- Indicate whether HCD financial and housing activity information has been reported using method A and/or B checked below:
☐ A. Forms. All required HCD SCHEDULES A, B, C, D1-D7, and E are attached.
☒ B. On-line (<http://www.hcd.ca.gov/rda/>) "Lock Report" date: 12/31/2003. HCD SCHEDULES not required.
 (lock date is shown under "Admin" Area and "Report Change History")
- To the best of my knowledge: (a) the representations made above and (b) agency information reported are correct.

Date

12/31/03

Signature of Authorized Agency Representative

DEPUTY EXECUTIVE DIRECTOR

Title

619-533-5434

Telephone Number

IF NOT REQUIRED TO REPORT, SUBMIT ONLY THIS PAGE.

IF REQUIRED TO REPORT, SUBMIT THIS PAGE AND:
APPLICABLE HCD FORMS (SCHEDULES A-E) and/or PROOF OF ELECTRONIC REPORTING

SUBMIT THIS AND ALL OTHER FORMS WITH A COPY OF THE AUDIT REPORT TO THE STATE CONTROLLER:

Division of Accounting and Reporting
 Local Government Reporting Section
 P.O. Box 942550, Sacramento, CA 94250

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Detailed Summary of Footnotes For Fiscal Year 2002-03

Forms	Column	Additional Details	Footnotes
Assessed Valuations Data			
Frozen Base Assessed Valuation	C	PROJECT_AREA_NAME = 'Naval Training Center Project Area'	This project area has a zero base assessed valuation per the County of San Diego.
Frozen Base Assessed Valuation	C	PROJECT_AREA_NAME = 'Crossroads'	As the project area was so recently created, the County of San Diego has not provided this information yet.
Pass Through / School District Assistance			
County	B	PROJECT_AREA_NAME = 'Naval Training Center Project Area'	Payments to taxing agencies in FY03 were based on tax increment received for FY02. In addition, an "early" FY03 payment was made to the City of San Diego based on FY03 projections.
County	C	PROJECT_AREA_NAME = 'North Park Project Area'	Payments to taxing agencies in FY03 were based on tax increment received for FY02. In addition, an "early" FY03 payment was made to the City of San Diego based on FY03 projections.
County	C	PROJECT_AREA_NAME = 'North Bay Project Area'	Payments to taxing agencies in FY03 were based on tax increment received for FY02. In addition, an "early" FY03 payment was made to the City of San Diego based on FY03 projections.
County	C	PROJECT_AREA_NAME = 'San Ysidro Project Area'	Payments to taxing agencies in FY03 were based on tax increment received for FY02. In addition, an "early" FY03 payment was made to the City of San Diego based on FY03 projections.
Total Paid to Taxing Agencies	C	PROJECT_AREA_NAME = 'Naval Training Center Project Area'	Payments to taxing agencies in FY03 were based on tax increment received for FY02. In addition, an "early" FY03 payment was made to the City of San Diego based on FY03 projections.

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Detailed Summary of Footnotes For Fiscal Year 2002-03

Forms	Column	Additional Details	Footnotes
Total Paid to Taxing Agencies	C	PROJECT_AREA_NAME = 'North Bay Project Area'	Payments to taxing agencies in FY03 were based on tax increment received for FY02. In addition, an "early" FY03 payment was made to the City of San Diego based on FY03 projections.
Total Paid to Taxing Agencies	C	PROJECT_AREA_NAME = 'North Park Project Area'	Payments to taxing agencies in FY03 were based on tax increment received for FY02. In addition, an "early" FY03 payment was made to the City of San Diego based on FY03 projections.
Total Paid to Taxing Agencies	C	PROJECT_AREA_NAME = 'San Ysidro Project Area'	Payments to taxing agencies in FY03 were based on tax increment received for FY02. In addition, an "early" FY03 payment was made to the City of San Diego based on FY03 projections.
Gross Tax Increment Generated	D	PROJECT_AREA_NAME = 'Naval Training Center Project Area'	Payments to taxing agencies in FY03 were based on tax increment received for FY02. In addition, an "early" FY03 payment was made to the City of San Diego based on FY03 projections.
Agency Long-Term Debt			
Principal Amount Issued	A	BOND_TYPE = 'City/County Debt' and YEAR_AUTHORIZATION = 1976 and PURPOSE_ISSUE = 'General Operations' and PROJECT_AREA_NAME = 'Gateway Center West Project Area'	No new amounts issued during the reporting period.
Principal Amount Issued	A	BOND_TYPE = 'Other' and YEAR_AUTHORIZATION = 2001 and PURPOSE_ISSUE = 'Redevelopment Activities' and PROJECT_AREA_NAME = 'Centre City Project Area'	No new amounts issued during the reporting period.

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Detailed Summary of Footnotes For Fiscal Year 2002-03

Forms	Column	Additional Details	Footnotes
Principal Amount Issued	A	BOND_TYPE = 'Other' and YEAR_AUTHORIZATION = 1992 and PURPOSE_ISSUE = 'General Operations' and PROJECT_AREA_NAME = 'City Heights Project Area'	No new amounts issued during the reporting period.
Interest Added to Principal	A	BOND_TYPE = 'Other' and YEAR_AUTHORIZATION = 1992 and PURPOSE_ISSUE = 'General Operations' and PROJECT_AREA_NAME = 'City Heights Project Area'	The City Heights 1999 B Bonds are capital appreciation bonds. The balance outstanding at June 30, 2003, should include an accrued amount of \$2,951,294. The principal amount unmatured at end of fiscal year should total \$18,781,817. The principal amount at full maturity will be \$34,080,000.
Interest Added to Principal	A	BOND_TYPE = 'Other' and YEAR_AUTHORIZATION = 2001 and PURPOSE_ISSUE = 'Redevelopment Activities' and PROJECT_AREA_NAME = 'Centre City Project Area'	The Centre City 2001 A Bonds include capital appreciation bonds. The balance outstanding at June 30, 2003, should include an accrued amount of \$1,222,945. The principal amount unmatured at end of fiscal year should total \$59,648,045. The principal amount at full maturity will be \$85,545,000.
Principal Amount Issued During Fiscal Year	A	BOND_TYPE = 'Other' and YEAR_AUTHORIZATION = 1992 and PURPOSE_ISSUE = 'General Operations' and PROJECT_AREA_NAME = 'City Heights Project Area'	
Principal Amount Issued During Fiscal Year	A	BOND_TYPE = 'Other' and YEAR_AUTHORIZATION = 2001 and PURPOSE_ISSUE = 'Redevelopment Activities' and PROJECT_AREA_NAME = 'Centre City Project Area'	No new amounts issued during the reporting period.

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

General Information

Fiscal Year 2003

Members of the Governing Body			
	Last Name	First Name	Middle Initial
Chairperson	Murphy	Dick	
Member	Peters	Scott	
Member	Zucchet	Michael	
Member	Atkins	Toni	
Member	Lewis	Charles	
Member	Matenschein	Brian	
Member	Frye	Donna	
Member	Madaffer	Jim	
Member	Inzunza	Ralph	
Member	None	None	

Agency Officials				
	Last Name	First Name	Middle Initial	Phone
Executive Director	Uberuaga	Michael	T	(619) 236-5941
Fiscal Officer	Ryan	Ed		(619) 236-6150
Secretary	Abdelnour	Charles		(619) 533-4040

Report Prepared By		Independent Auditor	
Last	Organ	Caporici and Larson, CPAs	
First	Kathleen	Saiz	
Middle Initial	M	Thomas	
Street	202 C Street, 6th Floor	J	
City	San Diego	600 B Street, Suite 1900	
State	CA	San Diego	
Zip Code	92101-	CA	
Phone	(619) 236-6811	92101-	
		(619) 234-5162	

Mailing Address			
Street 1	Redevelopment Agency of the City of San Diego		
Street 2	202 C Street, City Administration Building MS-6A		
City	San Diego	State	CA
		Zip	92101-
Phone	(619) 236-6811	<input type="checkbox"/> Is Address Changed?	

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Audit Information

Fiscal Year 2003

Was the Report Prepared from Audited Financial Data,
and Did You Submit a Copy of the Audit?

No

Indicate Financial Audit Opinion

Audit Incomplete

If Financial Audit is not yet Completed, What is the
Expected Completion Date?

1/30/2004

If the Audit Opinion was Other than Unqualified, State
Briefly the Reason Given

Was a Compliance Audit Performed in Accordance with
Health and Safety Code Section 33080, 1 and the State
Controller's Guidelines for Compliance Audits, and Did
You Submit a Copy of the Audit?

No

Indicate Compliance Audit Opinion

Compliance Audit Incomplete

If Compliance Audit is not yet Completed, What is the
Expected Completion Date?

1/30/2004

If compliance opinion includes exceptions,
state the areas of non-compliance, and
describe the agency's efforts to correct.

Redevelopment Agency of The City of San Diego Redevelopment Agencies Financial Transactions Report

Achievement Information (Unaudited)

Fiscal Year 2003

Indicate Only Those Achievements Completed During the Fiscal Year of this Report as a Direct Result of the Activities of the Redevelopment Agency.

Please provide a description of the agency's activities/accomplishments during the past year.

(Please be specific, as this information will be the basis for possible inclusion in the publication.)

Activity Report

Agency-wide: Initiated a Comprehensive Affordable Housing Strategy and a Notice of Funding Availability of \$55 million to provide funds for the development of new affordable housing units in the City of San Diego, with six project submissions received.

Barrio Logan Project Area:

1. Conveyed land and began construction on Chuey's Restaurant expansion.
2. Approved Disposition and Development Agreement with Barrio Logan Properties for multi-phased mixed-use project containing affordable housing.

Central Imperial Project Area:

1. Completed public improvements for Valencia Business Park and entered into a Disposition and Development Agreement for development of an additional 60,000 square feet of light-industrial space.

Centre City Project Area:

1. Little Italy neighborhood: Completed four developments consisting of 419 homes and 15,000 square feet of retail space.
2. Marina District: Completed three residential projects with 327 market-rate homes.
3. East Village: Concluded four projects comprised of 237 market-rate units and 370 affordable homes.
4. Core District: Added 40,000 square feet of retail space and 33 homes.
5. Cortez Hill: Completed four developments comprising 345 market-rate and 45 affordable homes.

Achievement Information (Unaudited)

Enter the amount of square footage completed this year by building type and segregated by new or rehabilitated construction.

Square Footage Completed

New Construction Rehabilitated

Commercial Buildings

Industrial Buildings

Public Buildings

Other Buildings

Total Square Footage

Enter the Number of Jobs Created from the Activities of the Agency

Types Completed

A=Utilities B=Recreation C=Landscaping D=Sewer/ Storm E=Streets/ Roads
F=Bus/Transit

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Achievement Information (Unaudited)

6. Columbia District: Concluded three projects consisting of the 261-room W Hotel and 334 homes.
7. Gaslamp Quarter: Finished 34,000 square foot Borders Books retail store.
8. Completed approximately \$3 million of public infrastructure improvements, including Gaslamp Quarter pop-outs and Trolley Station expansion, East Village street light improvements, and Core District sidewalk improvements along Fourth, Fifth, and Sixth Avenues.
City Heights Project Area:
1. Completed construction of the Urban Village Townhomes and Office portion of the Urban Village Project, including a six-story office building, multi-story parking garage, and 116 new townhome residential units.
2. Implemented agreements and acquired property for the Metro Villas affordable housing project and Metro Career Center.
3. Expanded the Home in the Heights First Time Homebuyer Assistance Program.
College Community Project Area:
1. Entered into an Exclusive Negotiating Agreement with SDSU Foundation for the Paseo Mixed Use project.
Crossroads Project Area:
1. Adopted new Crossroads redevelopment project area.
Mount Hope Project Area:
1. Purchased and demolished former Urban League structures in order to initialize redevelopment of the Market Street Corridor between Boundary Street and Interstate 805.
Naval Training Center (NTC) Project Area
1. Broke ground for the NTC office district containing two two-story buildings comprising 100,000 square feet of office space.
2. Approved a rehabilitation agreement with NTC Foundation to provide funds for rehabilitation of historic buildings.
North Bay Project Area:
1. Approved agreements to provide assistance for affordable housing related to the Morena Vista Transit-Oriented Development Project.
North Park Project Area:

Achievement Information (Unaudited)

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Achievement Information (Unaudited)

1. Initiated seismic retrofit of historic North Park Theatre to prepare for rehabilitation and re-use as a live theatre venue.
 2. Entered into a Disposition and Development Agreement for Renaissance at North Park and authorized Agency assistance for affordable housing and public improvements.
- San Ysidro Project Area:
1. Approved second five-year implementation plan for San Ysidro.
 2. Approved Owner Participation Agreement with Casa Familiar to provide assistance for the Castas de las Flores affordable housing project.

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2003

Project Area Name

Barrio Logan Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Conveyed land and began construction for expansion of Chuey's Restaurant.
Approved Disposition and Development Agreement with Barrio Logan Properties for multi-phased mixed use project containing affordable housing.

Forwarded from Prior Year?

Yes

Enter Code for Type of Project Area Report

P

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

Date Project Area was Established (MM-DD-YY)

5/20/1991

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit:

Repayment of Indebtedness (Year Only)

2041

Effectiveness of Plan (Year Only)

2031

New Indebtedness (Year Only)

2011

Size of Project Area in Acres

133

Percentage of Land Vacant at the Inception of the Project Area

0.2

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

99.8

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan
(Enter the Appropriate Code(s) in Sequence as Shown)

RICP

R = Residential I = Industrial C = Commercial P = Public O = Other

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2003

Project Area Name

Central Imperial

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Completed public improvements for Valencia Business Park.

Approved a Disposition and Development Agreement for development of 60,000 square feet of light-industrial space at Valencia Business Park.

Entered into third amendment to Offer to Sell for sale of Valencia Business Park lot to the United States Postal Service.

Entered into an Exclusive Negotiating Agreement for a 170-unit development.

Forwarded from Prior Year ?

Enter Code for Type of Project Area Report

P = Standard Project Area Report

L = Low and Moderate Income Housing Fund

O = Other Miscellaneous Funds or Programs

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan
(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Yes
P

A = Administrative Fund

M = Mortgage Revenue Bond Program

S = Proposed (Survey) Project Area

Yes

9/14/1992

11/22/1999

No

Yes

2042

2032

2012

485

20.3

79.7

RICPO

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Project Area Report

Fiscal Year 2003

Project Area Name

Centre City Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Completed four projects consisting of 419 homes and 15,000 square feet of retail space in Little Italy.

Added 327 homes to the Marina neighborhood through completion of three projects.

Completed construction of 237 market-rate homes and 370 affordable units in the East Village.

Completed 33 homes in the Core neighborhood, including 40,000 square feet of retail space and 275 parking spaces.

Completed four projects on Cortez Hill consisting of 345 market-rate and 45 affordable homes.

Completed construction of the W Hotes with 261 rooms.

Added 334 homes in two developments in the Columbia neighborhood.

Completed Borders Books retail

Forwarded from Prior Year ?

Enter Code for Type of Project Area Report

P = Standard Project Area Report

L = Low and Moderate Income Housing Fund
 O = Other Miscellaneous Funds or Programs

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Yes
 P

A = Administrative Fund

M = Mortgage Revenue Bond Program
 S = Proposed (Survey) Project Area

Yes

12/19/1976

11/22/1999

No

5/1/1992

Yes

2029

2016

2003

1,398

4.6

95.4

RICPO

Redevelopment Agency of The City of San Diego Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2003

Project Area Name

City Heights Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Completed construction of the Urban Village Townhomes and Offices.

Acquired property for and entered into agreements to implement the Metro Villas affordable housing project and the Metro Career Center project.

Expanded the Home in the Heights First Time Homebuyer Assistance program.

Forwarded from Prior Year ?

Enter Code for Type of Project Area Report

P = Standard Project Area Report

L = Low and Moderate Income Housing Fund

O = Other Miscellaneous Funds or Programs

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Yes

P

A = Administrative Fund

M = Mortgage Revenue Bond Program

S = Proposed (Survey) Project Area

Yes

5/11/1992

11/14/2000

No

Yes

Yes

2042

2032

2012

1,984

0.9

99.1

RCPO

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2003

Project Area Name

College Community Redevelopment

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Entered into an Exclusive Negotiating Agreement with SDSU Foundation for the Paseo Mixed Use project.

Forwarded from Prior Year ?
Enter Code for Type of Project Area Report

P = Standard Project Area Report

L = Low and Moderate Income Housing Fund
O = Other Miscellaneous Funds or Programs

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Yes
P

A = Administrative Fund

M = Mortgage Revenue Bond Program

S = Proposed (Survey) Project Area

Yes

11/30/1993

11/22/1999

No

Yes

2043

2033

2013

131

100.0

RCPO

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2003

Project Area Name

College Grove Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

None

Forwarded from Prior Year?

Enter Code for Type of Project Area Report

P = Standard Project Area Report

L = Low and Moderate Income Housing Fund

O = Other Miscellaneous Funds or Programs

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit:

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Yes

P

A = Administrative Fund

M = Mortgage Revenue Bond Program

S = Proposed (Survey) Project Area

Yes

5/19/1986

Yes

2036

2026

2006

167

2.0

98.0

CP

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2003

Project Area Name

Crossroads

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Adopted the survey area as a redevelopment project area.

Forwarded from Prior Year?

Yes

Enter Code for Type of Project Area Report

P

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

Date Project Area was Established (MM-DD-YY)

4/22/2003

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

2048

Effectiveness of Plan (Year Only)

2033

New Indebtedness (Year Only)

2023

Size of Project Area in Acres

1.031

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2003

Project Area Name

Dells Imperial

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

None

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

S

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

RICPO

R = Residential I = Industrial C = Commercial P = Public O = Other

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2003

Project Area Name

Gateway Center West Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Continued work on the Gateway Center West acquisition project to provide additional land area for employment generating businesses.

Forwarded from Prior Year?

Enter Code for Type of Project Area Report

P = Standard Project Area Report

L = Low and Moderate Income Housing Fund
O = Other Miscellaneous Funds or Programs

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit:

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Yes

P

A = Administrative Fund

M = Mortgage Revenue Bond Program

S = Proposed (Survey) Project Area

Yes

11/17/1976

Yes

2015

2015

2004

59

2.5

97.5

RICPO

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2003

Project Area Name

Horton Plaza Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Entered into a cooperation agreement for rehabilitation of the historic Balboa Theatre.

Forwarded from Prior Year ?

Yes

Enter Code for Type of Project Area Report

P

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

Date Project Area was Established (MM-DD-YY)

7/25/1972

Most Recent Date Project Area was Amended

11/22/1999

Did this Amendment Add New Territory?

No

Most Recent Date Project Area was Merged

No

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

2022

Effectiveness of Plan (Year Only)

2012

New Indebtedness (Year Only)

2004

Size of Project Area in Acres

42

Percentage of Land Vacant at the Inception of the Project Area

2.4

Health and Safety Code Section 33320.1 (xx.x%)

97.6

Percentage of Land Developed at the Inception of the Project Area

97.6

Health and Safety Code Section 33320.1 (xx.x%)

97.6

Objectives of the Project Area as Set Forth in the Project Area Plan

RICP

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2003

Project Area Name

Linda Vista Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

None

Forwarded from Prior Year?

☐ Yes

Enter Code for Type of Project Area Report

☐ P

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

☐ Yes

Date Project Area was Established (MM-DD-YY)

☐ 11/21/1972

Most Recent Date Project Area was Amended

☐ 11/22/1999

Did this Amendment Add New Territory?

☐ No

Most Recent Date Project Area was Merged

☐ Yes

Will this Project Area be Carried Forward to Next Year?

☐ Yes

Established Time Limit :

Repayment of Indebtedness (Year Only)

☐ 2022

Effectiveness of Plan (Year Only)

☐ 2012

New Indebtedness (Year Only)

☐ 2004

Size of Project Area in Acres

☐ 12

Percentage of Land Vacant at the Inception of the Project Area

☐

Health and Safety Code Section 33320.1 (xx.x%)

☐

Percentage of Land Developed at the Inception of the Project Area

☐ 100.0

Health and Safety Code Section 33320.1 (xx.x%)

☐

Objectives of the Project Area as Set Forth in the Project Area Plan

☐ CP

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2003

Project Area Name

Market Street Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Closed project area.

Forwarded from Prior Year?

Enter Code for Type of Project Area Report

P = Standard Project Area Report

L = Low and Moderate Income Housing Fund

O = Other Miscellaneous Funds or Programs

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit:

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Yes

P

A = Administrative Fund

M = Mortgage Revenue Bond Program

S = Proposed (Survey) Project Area

Yes

8/18/1976

12/5/2000

No

No

2021

2011

2004

20

100.0

I

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2003

Project Area Name

Mount Hope Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Purchased and demolished the former Urban League structures to ready the Market Street Corridor for future development.
Continued implementation of the Housing Rehabilitation Program in coordination with the San Diego Housing Commission.

Forwarded from Prior Year?

Enter Code for Type of Project Area Report

P = Standard Project Area Report

L = Low and Moderate Income Housing Fund

O = Other Miscellaneous Funds or Programs

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Yes
P

A = Administrative Fund

M = Mortgage Revenue Bond Program

S = Proposed (Survey) Project Area

Yes

11/22/1982

11/22/1999

No

Yes

Yes

2032

2027

2004

210

35.2

64.8

RICPO

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2003

Project Area Name

Naval Training Center Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Held groundbreaking ceremony for the office district containing two 2-story buildings with 100,000 square feet of office space.

Approved third implementation to DDA to reimburse developer for additional City-imposed requirements.

Approved a Rehabilitation Agreement with the NTC Foundation to provide for rehabilitation of historic buildings.

Forwarded from Prior Year?

Enter Code for Type of Project Area Report

P = Standard Project Area Report

L = Low and Moderate Income Housing Fund

O = Other Miscellaneous Funds or Programs

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit:

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Yes

P

A = Administrative Fund

M = Mortgage Revenue Bond Program

S = Proposed (Survey) Project Area

Yes

5/13/1997

Yes

2042

2027

2017

504

100.0

RCPO

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2003

Project Area Name

North Bay Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Approved agreements to provide assistance for affordable housing in the Morena Vista Transit-Oriented Development project.

Forwarded from Prior Year?

Yes

Enter Code for Type of Project Area Report

P

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

Yes

Date Project Area was Established (MM-DD-YY)

5/18/1998

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Yes

Established Time Limit:

Repayment of Indebtedness (Year Only)

2043

Effectiveness of Plan (Year Only)

2028

New Indebtedness (Year Only)

2018

Size of Project Area in Acres

1,360

Percentage of Land Vacant at the Inception of the Project Area

1.1

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

98.9

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

RICPO

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2003

Project Area Name

North Park Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Initiated seismic retrofit of the historic North Park Theatre to prepared to eventual use as a live theatre venue.

Authorized up to \$4 million in affordable housing and public improvements assistance to developer of Renaissance at North Park.

Forwarded from Prior Year?

Enter Code for Type of Project Area Report

P = Standard Project Area Report

L = Low and Moderate Income Housing Fund
O = Other Miscellaneous Funds or Programs

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit:

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Yes

P

A = Administrative Fund

M = Mortgage Revenue Bond Program
S = Proposed (Survey) Project Area

Yes

3/6/1997

Yes

2042

2027

2017

555

100.0

RCP

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Project Area Report

Fiscal Year 2003

Project Area Name

Pacific Beach Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

None

Forwarded from Prior Year ?

☒ Yes
☐ No

Enter Code for Type of Project Area Report

P = Standard Project Area Report

A = Administrative Fund

L = Low and Moderate Income Housing Fund

M = Mortgage Revenue Bond Program

O = Other Miscellaneous Funds or Programs

S = Proposed (Survey) Project Area

Does the Plan Include Tax Increment Provisions?

☐ Yes
☐ No

Date Project Area was Established (MM-DD-YY)

☐ Yes
☐ No

Most Recent Date Project Area was Amended

☐ Yes
☐ No

Did this Amendment Add New Territory?

☐ Yes
☐ No

Most Recent Date Project Area was Merged

☐ Yes
☐ No

Will this Project Area be Carried Forward to Next Year?

☐ Yes
☐ No

Established Time Limit :

Repayment of indebtedness (Year Only)

☐ Yes
☐ No

Effectiveness of Plan (Year Only)

☐ Yes
☐ No

New Indebtedness (Year Only)

☐ Yes
☐ No

Size of Project Area in Acres

☐ Yes
☐ No

Percentage of Land Vacant at the Inception of the Project Area

☐ Yes
☐ No

Health and Safety Code Section 33320.1 (xx.x%)

☐ Yes
☐ No

Percentage of Land Developed at the Inception of the Project Area

☐ Yes
☐ No

Health and Safety Code Section 33320.1 (xx.x%)

☐ Yes
☐ No

Objectives of the Project Area as Set Forth in the Project Area Plan

☐ Yes
☐ No

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2003

Project Area Name

San Ysidro Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Approved the second 5-year implementation plan for the project area.

Entered into an Owner Participation Agreement with Casa Familiar to provide \$800,000 in affordable housing assistance grants to the Casitas de las Flores housing project.

Forwarded from Prior Year?

Enter Code for Type of Project Area Report

P = Standard Project Area Report

L = Low and Moderate Income Housing Fund
O = Other Miscellaneous Funds or Programs

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit:

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan
(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Yes

P

A = Administrative Fund

M = Mortgage Revenue Bond Program

S = Proposed (Survey) Project Area

Yes

4/16/1996

Yes

2041

2026

2016

766

14.0

86.0

RCP

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Project Area Report

Fiscal Year 2003

Project Area Name

Southcrest Project Area

Please Provide a Brief Description of the Activities for this Project Area During the Reporting Year.

Activity Report

Began construction of public improvements for 62 homes in the Southcrest Park Estates.

Optioned the sale of a 5-acre parcel to a developer for potential construction of 3-4 bedroom for-sale homes.

Continued implementation of the Housing Rehabilitation Program in coordination with the San Diego Housing Commission.

Forwarded from Prior Year ?

Enter Code for Type of Project Area Report

P = Standard Project Area Report

L = Low and Moderate Income Housing Fund

O = Other Miscellaneous Funds or Programs

Does the Plan Include Tax Increment Provisions?

Date Project Area was Established (MM-DD-YY)

Most Recent Date Project Area was Amended

Did this Amendment Add New Territory?

Most Recent Date Project Area was Merged

Will this Project Area be Carried Forward to Next Year?

Established Time Limit :

Repayment of Indebtedness (Year Only)

Effectiveness of Plan (Year Only)

New Indebtedness (Year Only)

Size of Project Area in Acres

Percentage of Land Vacant at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Percentage of Land Developed at the Inception of the Project Area

Health and Safety Code Section 33320.1 (xx.x%)

Objectives of the Project Area as Set Forth in the Project Area Plan

(Enter the Appropriate Code(s) in Sequence as Shown)

R = Residential I = Industrial C = Commercial P = Public O = Other

Yes
P

A = Administrative Fund

M = Mortgage Revenue Bond Program

S = Proposed (Survey) Project Area

Yes

4/14/1986

11/28/1994

No

Yes

Yes

2036

2028

2006

301

27.6

72.4

RICPO

Redevelopment Agency Of The City Of San Diego
Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2003

Project Area Name

Barrio Logan Project Area

Frozen Base Assessed Valuation

40,649,000

Increment Assessed Valuation

7,220,000

Total Assessed Valuation

47,869,000

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2003

Project Area Name

Central Imperial

Frozen Base Assessed Valuation

81,940,000

Increment Assessed Valuation

78,564,000

Total Assessed Valuation

160,504,000

**Redevelopment Agency Of The City Of San Diego
Redevelopment Agencies Financial Transactions Report****Assessed Valuation Data****Fiscal Year 2003****Project Area Name**

Centre City Project Area

Frozen Base Assessed Valuation

1,180,908,000

Increment Assessed Valuation

2,868,427,000

Total Assessed Valuation

4,049,335,000

Assessed Valuation Data

**Redevelopment Agency of The City of San Diego
Redevelopment Agencies Financial Transactions Report****Assessed Valuation Data****Fiscal Year 2003****Project Area Name**

City Heights Project Area

Frozen Base Assessed Valuation

1,023,429,000

Increment Assessed Valuation

319,513,000

Total Assessed Valuation

1,342,942,000

Assessed Valuation Data

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Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2003

Project Area Name

College Community Redevelopment

Frozen Base Assessed Valuation

49,032,000

Increment Assessed Valuation

17,911,000

Total Assessed Valuation

66,943,000

**Redevelopment Agency Of The City Of San Diego
Redevelopment Agencies Financial Transactions Report****Assessed Valuation Data****Fiscal Year 2003****Project Area Name**

College Grove Project Area

Frozen Base Assessed Valuation

19,659,000

Increment Assessed Valuation

51,584,000

Total Assessed Valuation

71,243,000

Assessed Valuation Data**Page 6****12/30/2003**

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2003

Project Area Name

Crossroads

Frozen Base Assessed Valuation

0

Increment Assessed Valuation

0

Total Assessed Valuation

0

**Redevelopment Agency Of The City Of San Diego
Redevelopment Agencies Financial Transactions Report**

Assessed Valuation Data

Fiscal Year 2003

Project Area Name

Gateway Center West Project Area

Frozen Base Assessed Valuation

3,669,000

Increment Assessed Valuation

20,359,000

Total Assessed Valuation

24,028,000

**Redevelopment Agency of The City of San Diego
Redevelopment Agencies Financial Transactions Report****Assessed Valuation Data****Fiscal Year 2003****Project Area Name**

Horton Plaza Project Area

Frozen Base Assessed Valuation

17,402,000

Increment Assessed Valuation

556,715,000

Total Assessed Valuation

574,117,000

Redevelopment Agency of The City of San Diego
Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year **2003**

Project Area Name

Linda Vista Project Area

Frozen Base Assessed Valuation

2,253,000

Increment Assessed Valuation

9,735,000

Total Assessed Valuation

11,988,000

Redevelopment Agency of The City of San Diego Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2003

Project Area Name

Market Street Project Area

Frozen Base Assessed Valuation

97,000

Increment Assessed Valuation

-97,000

Total Assessed Valuation

0

Assessed Valuation Data

Page 11

12/30/2003

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2003

Project Area Name

Mount Hope Project Area

Frozen Base Assessed Valuation

18,065,000

Increment Assessed Valuation

102,581,000

Total Assessed Valuation

120,646,000

Redevelopment Agency Of The City Of San Diego
Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2003

Project Area Name

Naval Training Center Project Area

Frozen Base Assessed Valuation

0

Increment Assessed Valuation

11,098,000

Total Assessed Valuation

11,098,000

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2003

Project Area Name

North Bay Project Area

Frozen Base Assessed Valuation

689,090,000

Increment Assessed Valuation

214,498,000

Total Assessed Valuation

903,588,000

Redevelopment Agency of The City of San Diego Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2003

Project Area Name

North Park Project Area

Frozen Base Assessed Valuation

423,551,000

Increment Assessed Valuation

152,590,000

Total Assessed Valuation

576,141,000

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2003

Project Area Name

San Ysidro Project Area

Frozen Base Assessed Valuation

200,637,000

Increment Assessed Valuation

121,361,000

Total Assessed Valuation

321,998,000

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Assessed Valuation Data

Fiscal Year 2003

Project Area Name

Southcrest Project Area

Frozen Base Assessed Valuation

45,148,000

Increment Assessed Valuation

73,790,000

Total Assessed Valuation

118,938,000

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Balance Sheet - Assets and Other Debits

Fiscal Year	2003	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Assets and Other Debits								
Cash and Imprest Cash	89,562,611	296,559	23,538,978	82,293,122				\$196,691,270
Cash with Fiscal Agent		1						\$1
Tax Increments Receivable	1,317,975		329,525					\$1,647,500
Accounts Receivable								\$0
Accrued Interest Receivable	232,803	114,488	57,001	38,732				\$443,024
Loans Receivable	12,122,158		18,856,821					\$30,978,979
Contracts Receivable								\$0
Lease Payments Receivable								\$0
Unearned Finance Charge								\$0
Due from Capital Projects Fund	10,375							\$10,375
Due from Debt Service Fund								\$0
Due from Low/Moderate Income Housing Fund								\$0
Due from Special Revenue/Other Funds	49,878,421	7,297,411	667,720					\$57,833,552

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Balance Sheet - Assets and Other Debits

Fiscal Year	2003	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long-Term Debt	General Fixed Assets	Total
Investments	3,473,936		36,319,475					\$39,793,411
Other Assets	758,977		3,116					\$762,093
Investments: Land Held for Resale	45,154,695			16,728,153				\$61,882,848
Allowance for Decline In Value of Land Held for Resale								\$0
Fixed Assets: Land, Structures, and Improvements							76,155,190	\$76,155,190
Equipment							908,547	\$908,547
Amount Available In Debt Service Fund						102,487,007		\$102,487,007
Amount to be Provided for Payment of Long-Term Debt						480,268,820		\$480,268,820
Total Assets and Other Debits (Must Equal Total Liabilities, Other Credits, and Equities)	\$202,511,951	\$44,031,050	\$60,168,198	\$82,331,854	\$582,755,827	\$77,063,737	\$1,048,862,617	

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Balance Sheet - Liabilities and Other Credits

Fiscal Year	2003	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long- Term Debt	General Fixed Assets	Total
Liabilities and Other Credits								
Accounts Payable	1,377,605			280,820				\$1,658,425
Interest Payable								\$0
Tax Anticipation Notes Payable								\$0
Loans Payable								\$0
Other Liabilities	29,053,976			18,928,144				\$47,982,120
Due to Capital Projects Fund	10,375				49,878,421			\$49,888,796
Due to Debt Service Fund					7,297,411			\$7,297,411
Due to Low/Moderate Income Housing Fund					657,720			\$657,720
Due to Special Revenue/Other Funds								\$0
Tax Allocation Bonds Payable						105,945,000		\$105,945,000
Lease Revenue, Certificates of Participation Payable, Financing Authority Bonds								\$0
All Other Long-Term Debt						476,810,827		\$476,810,827
Total Liabilities and Other Credits	\$30,441,956	\$0	\$19,208,964	\$57,833,552	\$582,755,827			\$690,240,299

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Balance Sheet - Liabilities and Other Credits

Fiscal Year	2003	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	General Long- Term Debt	General Fixed Assets	Total
Equities								
Investment In General Fixed Assets							77,063,737	\$77,063,737
Fund Balance Reserved	145,370,473	43,398,046	34,439,933					\$223,208,452
Fund Balance Unreserved-Designated	24,343,601	633,004	4,430,688		491,097			\$29,898,390
Fund Balance Unreserved-Undesignated	2,355,921		2,088,613		24,007,205			\$28,451,739
Total Equities	\$172,069,995	\$44,031,050	\$40,959,234		\$24,498,302		\$77,063,737	\$358,622,318
Total Liabilities, Other Credits, and Equities	\$202,511,951	\$44,031,050	\$60,168,198	\$82,331,864	\$582,755,827	\$77,063,737		\$1,048,862,617

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance

Fiscal Year

2003

Project Area Name

Barrio Logan Project Area

Amounts Paid To Taxing
Agencies Pursuant To:

H & S Code
Section 33401

H & S Code
Section 33676

H & S Code
Section 33607

Total

H & S Code
Section 33445

H & S Code
Section 33445.5

Tax Increment Pass Through Detail

Other Payments

County	1,782	\$1,782		
Cities		\$0		
School Districts		\$0		
Community College District		\$0		
Special Districts		\$0		
Total Paid to Taxing Agencies	\$0	\$1,782	\$1,782	\$0

Net Amount to Agency

\$73,041

Gross Tax Increment
Generated

74,823

Pass-Through / School District Assistance

2003

Central Imperial

H & S Code
Section 33445.5

\$5,384

\$0

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035

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NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

\$0	\$5,384	\$0	\$5,384	\$0	\$0
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\$943,368

948,752

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance

Fiscal Year

2003

Project Area Name

Centre City Project Area

Amounts Paid To Taxing Agencies Pursuant To:

H & S Code
Section 33401

H & S Code
Section 33676

H & S Code
Section 33607

Total

H & S Code
Section 33445

H & S Code
Section 33445.5

Tax Increment Pass Through Detail

Other Payments

County	1,408,315	\$1,408,315		
Cities		\$0		
School Districts		\$0		
Community College District		\$0		
Special Districts		\$0		
Total Paid to Taxing Agencies	\$0	\$1,408,315	\$0	\$0

Net Amount to Agency

\$32,825,165

Gross Tax Increment Generated

34,233,480

2003

Pass-Through / School District Assistance

City Heights Project Area

H & S Code
Section 33445.5

Other Payments

\$513,765

\$0.00

05

\$0.00

\$0

\$0

\$4,106,060

4,619,825

Fiscal Year

2003

Project Area Name

College Community Redevelopment

**Amounts Paid To Taxing
Agencies Pursuant To:**

Tax Increment Pass Through Detail				Other Payments	
H & S Code	H & S Code	H & S Code	Total	H & S Code	H & S Code
Section 33401	Section 33676	Section 33607		Section 33445	Section 33445.5

County

43,077	\$43,077	
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Cities

\$0

School Districts

\$0

Community College District

\$0

Special Districts

\$0

Total Paid to Taxing Agencies

\$0	\$0	\$43,077	\$43,077	\$0	\$0
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Net Amount to Agency

\$138,833

**Gross Tax Increment
Generated**

181,910

Pass-Through / School District Assistance

Fiscal Year

2003

Project Area Name

Crossroads

Tax Incremental Pass Through Detail

Other Payments

Amounts Paid To Taxing Agencies Pursuant To:

H & S Code
Section 33401

H & S Code
Section 33676

**H & S Code
Section 33607**

Total

**H & S Code
Section 33445**

H & S Code
Section 33445.5

County

[illegible]

Cities

Figure 1. A schematic diagram of the experimental setup. The subject is seated in a chair, viewing a screen displaying a target (a red dot) and a starting point (a green dot). The subject's hand is positioned at the starting point, and the target is located at a distance of 10 cm from the starting point. The subject is instructed to move the hand to the target as quickly and accurately as possible. The screen is positioned at a distance of 10 cm from the starting point. The subject's hand is positioned at the starting point, and the target is located at a distance of 10 cm from the starting point. The subject is instructed to move the hand to the target as quickly and accurately as possible. The screen is positioned at a distance of 10 cm from the starting point.

School Districts

100

Community College District

[illegible]

Special Districts

100

Total Paid to Taxing Agencies

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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Net Amount to Agency

**Gross Tax Increment
Generated**

0

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Pass-Through / School District Assistance

Fiscal Year

2003

Project Area Name

Gateway Center West Project Area

**Amounts Paid To Taxing
Agencies Pursuant To:**

**H & S Code
Section 33401**

**H & S Code
Section 33676**

**H & S Code
Section 33607**

Total

**H & S Code
Section 33445**

**H & S Code
Section 33445.5**

Tax Increment Pass Through Detail

Other Payments

County						\$0			
Cities						\$0			
School Districts						\$0			
Community College District						\$0			
Special Districts						\$0			
Total Paid to Taxing Agencies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Net Amount to Agency

\$252,200

**Gross Tax Increment
Generated**

252,200

Pass-Through / School District Assistance

2003

Project Area Name

Horton Plaza Project Area

Amounts Paid To Taxing Agencies Pursuant To:

[illegible]

Pass-Through / School District Assistance

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance

Fiscal Year

2003

Project Area Name

Linda Vista Project Area

Amounts Paid To Taxing
Agencies Pursuant To:

H & S Code
Section 33401

H & S Code
Section 33676

H & S Code
Section 33607

Total

H & S Code
Section 33445

H & S Code
Section 33445.5

Tax Increment Pass Through Detail

Other Payments

County					\$0				
Cities					\$0				
School Districts					\$0				
Community College District					\$0				
Special Districts					\$0				
Total Paid to Taxing Agencies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Net Amount to Agency

\$104,940

Gross Tax Increment
Generated

104,940

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Pass-Through / School District Assistance

Fiscal Year

2003

Project Area Name

Market Street Project Area

Amounts Paid To Taxing
Agencies Pursuant To:

H & S Code
Section 33401

H & S Code
Section 33676

H & S Code
Section 33607

Total

H & S Code
Section 33445

H & S Code
Section 33445.5

Tax Increment Pass Through Detail

Other Payments

County						\$0			
Cities						\$0			
School Districts						\$0			
Community College District						\$0			
Special Districts						\$0			
Total Paid to Taxing Agencies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Net Amount to Agency

\$0

Gross Tax Increment
Generated

0

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Pass-Through / School District Assistance

Fiscal Year

2003

Project Area Name

Mount Hope Project Area

Amounts Paid To Taxing
Agencies Pursuant To:

H & S Code
Section 33401

H & S Code
Section 33676

H & S Code
Section 33607

Total

H & S Code
Section 33445

H & S Code
Section 33445.5

Tax Increment Pass Through Detail

Other Payments

County					\$0				
Cities					\$0				
School Districts					\$0				
Community College District					\$0				
Special Districts					\$0				
Total Paid to Taxing Agencies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Net Amount to Agency

\$1,162,241

Gross Tax Increment
Generated

1,162,241

Redevelopment Agency of The City of San Diego Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance

Fiscal Year

2003

Project Area Name

Naval Training Center Project Area

Amounts Paid To Taxing
Agencies Pursuant To:

	Tax Increment Pass Through Detail				Other Payments	
	H & S Code Section 33401	H & S Code Section 33676	H & S Code Section 33607	Total	H & S Code Section 33445	H & S Code Section 33445.5
County		2,100		\$2,100		
Cities				\$0		
School Districts				\$0		
Community College District				\$0		
Special Districts				\$0		
Total Paid to Taxing Agencies	\$0	\$2,100	\$0	\$2,100	\$0	\$0
Net Amount to Agency				\$487,660		
Gross Tax Increment Generated				489,760		

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Pass-Through / School District Assistance

Fiscal Year

2003

Project Area Name

North Bay Project Area

Amounts Paid To Taxing
Agencies Pursuant To:

H & S Code
Section 33401

H & S Code
Section 33676

H & S Code
Section 33607

Total

H & S Code
Section 33445

H & S Code
Section 33445.5

Tax Increment Pass Through Detail

Other Payments

County		524,197	\$524,197		
Cities			\$0		
School Districts			\$0		
Community College District			\$0		
Special Districts			\$0		
Total Paid to Taxing Agencies	\$0	\$0	\$524,197	\$524,197	\$0
Net Amount to Agency				\$2,001,804	
Gross Tax Increment Generated				2,526,001	

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Pass-Through / School District Assistance

Fiscal Year

2003

Project Area Name

North Park Project Area

Amounts Paid To Taxing Agencies Pursuant To:

H & S Code
Section 33401H & S Code
Section 33676H & S Code
Section 33607

Total

H & S Code
Section 33445H & S Code
Section 33445.5

Tax Increment Pass Through Detail

Other Payments

County		376,253	\$376,253		
Cities			\$0		
School Districts			\$0		
Community College District			\$0		
Special Districts			\$0		
Total Paid to Taxing Agencies	\$0	\$0	\$376,253	\$376,253	\$0

Net Amount to Agency

\$1,689,602

Gross Tax Increment Generated

2,065,855

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Pass-Through / School District Assistance

Fiscal Year

2003

Project Area Name

San Ysidro Project Area

Amounts Paid To Taxing Agencies Pursuant To:

H & S Code
Section 33401H & S Code
Section 33676H & S Code
Section 33607

Total

H & S Code
Section 33445H & S Code
Section 33445.5

Tax Increment Pass Through Detail

Other Payments

County			300,245	\$300,245	
Cities				\$0	
School Districts				\$0	
Community College District				\$0	
Special Districts				\$0	
Total Paid to Taxing Agencies	\$0	\$0	\$300,245	\$300,245	\$0

Net Amount to Agency

\$1,189,265

Gross Tax Increment
Generated

1,489,510

Fiscal Year

2003

Project Area Name

Southcrest Project Area

**Amounts Paid To Taxing
Agencies Pursuant To:**

Tax Incremental Pass Through Detail

Other Payments

H & S Code
Section 33401

**H & S Code
Section 33676**

**H & S Code
Section 33607**

Total

H & S Code
Section 33445

H & S Code
Section 33445.5

County

Cities

School Districts

Community College District

Special Districts

Total Paid to Taxing Agencies

Net Amount to Agency

**Gross Tax Increment
Generated**

\$790,225

790,225

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Summary of the Statement of Indebtedness - Project Area

Fiscal Year	2003
Project Area Name	Barrio Logan Project Area
Tax Allocation Bond Debt	
Revenue Bonds	
Other Long Term Debt	
City/County Debt	18,989,873
Low and Moderate Income Housing Fund	
Other	531,811
Total	\$19,521,684
Available Revenues	63,433
Net Tax Increment Requirements	\$19,458,251

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2003

Project Area Name

Central Imperial

Tax Allocation Bond Debt	
Revenue Bonds	
Other Long Term Debt	3,305,000
City/County Debt	23,205,946
Low and Moderate Income Housing Fund	
Other	825,802
Total	\$27,336,748
Available Revenues	899,100
Net Tax Increment Requirements	\$26,437,648

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2003

Project Area Name

Centre City Project Area

Tax Allocation Bond Debt	66,155,000
Revenue Bonds	
Other Long Term Debt	184,640,100
City/County Debt	107,187,632
Low and Moderate Income Housing Fund	
Other	43,587,581
Total	\$401,570,313
Available Revenues	45,818,308
Net Tax Increment Requirements	\$355,752,005

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2003

Project Area Name

City Heights Project Area

Tax Allocation Bond Debt	
Revenue Bonds	
Other Long Term Debt	15,830,523
City/County Debt	13,723,228
Low and Moderate Income Housing Fund	
Other	11,375,898
Total	\$40,929,649
Available Revenues	1,894,933
Net Tax Increment Requirements	\$39,034,716

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2003

Project Area Name

College Community Redevelopment

Tax Allocation Bond Debt	
Revenue Bonds	
Other Long Term Debt	
City/County Debt	1,296,084
Low and Moderate Income Housing Fund	
Other	2,879,109
Total	\$4,175,193
Available Revenues	7,731
Net Tax Increment Requirements	\$4,167,462

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2003

Project Area Name

College Grove Project Area

Tax Allocation Bond Debt	
Revenue Bonds	
Other Long Term Debt	
City/County Debt	53,956
Low and Moderate Income Housing Fund	
Other	1,132,028
Total	\$1,185,984
Available Revenues	189,241
Net Tax Increment Requirements	\$996,743

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2003

Project Area Name

Crossroads

Tax Allocation Bond Debt	
Revenue Bonds	
Other Long Term Debt	
City/County Debt	441,454
Low and Moderate Income Housing Fund	
Other	9,588
Total	\$451,042
Available Revenues	0
Net Tax Increment Requirements	\$451,042

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2003

Project Area Name

Deis Imperial

Tax Allocation Bond Debt	
Revenue Bonds	
Other Long Term Debt	
City/County Debt	
Low and Moderate Income Housing Fund	
Other	
Total	\$0
Available Revenues	
Net Tax Increment Requirements	\$0

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2003

Project Area Name

Gateway Center West Project Area

Tax Allocation Bond Debt	
Revenue Bonds	
Other Long Term Debt	996,000
City/County Debt	22,477,725
Low and Moderate Income Housing Fund	
Other	9,007
Total	\$23,481,732
Available Revenues	115,978
Net Tax Increment Requirements	\$23,365,754

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2003

Project Area Name

Horton Plaza Project Area

Tax Allocation Bond Debt	11,630,000
Revenue Bonds	
Other Long Term Debt	40,295,000
City/County Debt	5,054,711
Low and Moderate Income Housing Fund	
Other	2,049,823
Total	\$59,029,534
Available Revenues	7,008,536
Net Tax Increment Requirements	\$52,020,998

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2003

Project Area Name

Linda Vista Project Area

Tax Allocation Bond Debt	
Revenue Bonds	
Other Long Term Debt	
City/County Debt	5,535,906
Low and Moderate Income Housing Fund	
Other	
Total	\$5,535,906
Available Revenues	183,752
Net Tax Increment Requirements	\$5,352,154

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2003

Project Area Name

Market Street Project Area

Tax Allocation Bond Debt	
Revenue Bonds	
Other Long Term Debt	
City/County Debt	
Low and Moderate Income Housing Fund	
Other	
Total	\$0
Available Revenues	
Net Tax Increment Requirements	\$0

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2003

Project Area Name

Mount Hope Project Area

Tax Allocation Bond Debt	3,055,000
Revenue Bonds	
Other Long Term Debt	7,706,375
City/County Debt	18,905,490
Low and Moderate Income Housing Fund	
Other	39,775
Total	\$29,706,640
Available Revenues	657,460
Net Tax Increment Requirements	\$29,049,180

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2003

Project Area Name

Naval Training Center Project Area

Tax Allocation Bond Debt	
Revenue Bonds	
Other Long Term Debt	
City/County Debt	2,118,061
Low and Moderate Income Housing Fund	
Other	9,237,829
Total	\$11,355,890
Available Revenues	296,610
Net Tax Increment Requirements	\$11,059,280

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2003

Project Area Name

North Bay Project Area

Tax Allocation Bond Debt	12,536,000
Revenue Bonds	
Other Long Term Debt	
City/County Debt	561,441
Low and Moderate Income Housing Fund	
Other	960,541
Total	\$14,056,982
Available Revenues	423,213
Net Tax Increment Requirements	\$13,633,769

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2003

Project Area Name

North Park Project Area

Tax Allocation Bond Debt	6,755,000
Revenue Bonds	
Other Long Term Debt	
City/County Debt	1,991,192
Low and Moderate Income Housing Fund	
Other	808,319
Total	\$9,554,511
Available Revenues	52,717
Net Tax Increment Requirements	\$9,501,794

**Redevelopment Agency Of The City Of San Diego
Redevelopment Agencies Financial Transactions Report**

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2003

Project Area Name

Pacific Beach Project Area

Tax Allocation Bond Debt	
Revenue Bonds	
Other Long Term Debt	
City/County Debt	
Low and Moderate Income Housing Fund	
Other	
Total	\$0
Available Revenues	
Net Tax Increment Requirements	\$0

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2003

Project Area Name

San Ysidro Project Area

Tax Allocation Bond Debt	
Revenue Bonds	
Other Long Term Debt	
City/County Debt	1,389,258
Low and Moderate Income Housing Fund	
Other	1,980,104
Total	\$3,369,362
Available Revenues	388,547
Net Tax Increment Requirements	\$2,980,815

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Summary of the Statement of Indebtedness - Project Area

Fiscal Year 2003

Project Area Name

Southwest Project Area

Tax Allocation Bond Debt	
Revenue Bonds	
Other Long Term Debt	4,540,000
City/County Debt	17,399,144
Low and Moderate Income Housing Fund	
Other	1,730,698
Total	\$23,669,842
Available Revenues	717,919
Net Tax Increment Requirements	\$22,951,923

Redevelopment Agency Of The City Of San Diego
Redevelopment Agencies Financial Transactions Report
Statement of Income and Expenditures
Revenues - Consolidated

Fiscal Year	2003					
		Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross	\$18,846,129	\$24,172,443	\$12,568,727	\$0	\$55,587,299	
Special Supplemental Subvention	\$0	\$0	\$0	\$0	\$0	
Property Assessments	\$0	\$0	\$0	\$0	\$0	
Sales and Use Tax	\$0	\$0	\$0	\$0	\$0	
Transient Occupancy Tax	\$0	\$0	\$0	\$0	\$0	
Interest Income	\$3,701,700	\$1,287,086	\$981,812	\$2,234,017	\$8,204,615	
Rental Income	\$2,009,628	\$0	\$102,937	\$0	\$2,112,565	
Lease Income	\$0	\$0	\$0	\$0	\$0	
Sale of Real Estate	(\$8,300,000)	\$0	(\$77,842)	\$0	(\$8,377,842)	
Gain on Land Held for Resale	\$0	\$0	\$0	\$0	\$0	
Federal Grants	\$0	\$0	\$0	\$0	\$0	
Grants from Other Agencies	\$0	\$0	\$0	\$0	\$0	
Bond Administrative Fees	\$0	\$0	\$0	\$0	\$0	
Other Revenues	\$11,552,965	\$374,084	\$4,108,257	\$0	\$16,035,306	
Total Revenues	\$27,810,422	\$25,833,613	\$17,683,891	\$2,234,017	\$73,561,943	

Fiscal Year 2003

Redevelopment Agency Of The City Of San Diego
Redevelopment Agencies Financial Transactions Report
Statement of Income and Expenditures
Expenditures - Consolidated

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Administration Costs	\$10,540,727	\$0	\$918,653	\$0	\$11,459,380
Professional Services	\$2,145,686	\$0	\$490,572	\$0	\$2,636,258
Planning, Survey, and Design	\$5,185,137	\$0	\$116,223	\$0	\$5,301,360
Real Estate Purchases	\$13,103,209	\$0	\$0	\$0	\$13,103,209
Acquisition Expense	\$169,426	\$0	\$3,507	\$0	\$172,933
Operation of Acquired Property	\$377,882	\$0	\$17,867	\$0	\$395,749
Relocation Costs	\$325	\$0	\$0	\$0	\$325
Relocation Payments	\$151,328	\$0	\$0	\$0	\$151,328
Site Clearance Costs	\$121,696	\$0	\$0	\$0	\$121,696
Project Improvement / Construction Costs	\$42,960,641	\$0	\$436,034	\$0	\$43,396,675
Disposal Costs	\$0	\$0	\$0	\$0	\$0
Loss on Disposition of Land Held for Resale	\$0	\$0	\$0	\$0	\$0

Fiscal Year 2003

Redevelopment Agency Of The City Of San Diego
Redevelopment Agencies Financial Transactions Report
Statement of Income and Expenditures
Expenditures - Consolidated

	A	B	C	D	E
Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total	
Decline in Value of Land Held for Resale	\$0	\$0	\$0	\$0	\$0
Rehabilitation Costs	\$2,164,676	\$0	\$4,314,089	\$0	\$6,478,765
Rehabilitation Grants	\$0	\$0	\$0	\$0	\$0
Interest Expense	\$0	\$17,684,071	\$0	\$0	\$17,684,071
Fixed Asset Acquisitions	\$0	\$0	\$0	\$0	\$0
Subsidies to Low and Moderate Income Housing Fund	\$0	\$0	\$0	\$0	\$0
Debt Issuance Costs	\$26,076	\$1,231,839	\$0	\$0	\$1,257,915
Other Expenditures Including Pass Through Payment(s)	\$7,166,401	\$0	\$31,472	\$0	\$7,197,873
Debt Principal Payments:					
Tax Allocation Bonds and Notes	\$0	\$5,210,000	\$0	\$0	\$5,210,000
Revenue Bonds and Certificates of Participation	\$0	\$0	\$0	\$0	\$0
City/County Advances and Loans	\$13,730	\$4,293,133	\$0	\$0	\$4,306,863
U.S., State and Other Long-Term Debt	\$0	\$8,699,240	\$0	\$0	\$8,699,240
Total Expenditures	\$84,126,940	\$37,118,283	\$6,328,417	\$0	\$127,573,640
Excess (Deficiency) Revenues Over (Under) Expenditures	(\$56,316,518)	(\$11,284,670)	\$11,355,474	\$2,234,017	(\$54,011,697)

Expenditures - Consolidated

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Redevelopment Agency Of The City Of San Diego
Redevelopment Agencies Financial Transactions Report
Statement of Income and Expenditures
Other Financing Sources (Uses) - Consolidated

Fiscal Year	2003	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Proceeds of Long-Term Debt	\$13,582,700	\$22,775,544	\$0	\$31,794,456	\$68,152,700	
Proceeds of Refunding Bonds	\$0	\$0	\$0	\$0	\$0	
Payment to Refunded Bond Escrow Agent	\$0	\$25,278,012	\$0	\$0	\$25,278,012	
Advances from City/County	\$10,602,287	\$226,363	\$1,742,354	\$849,934	\$13,420,938	
Sale of Fixed Assets	\$0	\$0	\$0	\$0	\$0	
Miscellaneous Financing Sources (Uses)	(\$7,047,569)	\$457,200	(\$456,350)	\$0	(\$7,046,719)	
Operating Transfers In	\$41,149,716	\$27,989,072	\$2,781,308	\$1,430,132	\$73,350,228	
Tax Increment Transfers In			\$0		\$0	
Operating Transfers Out	\$6,619,799	\$18,622,272	\$2,775,705	\$45,332,452	\$73,350,228	
Tax Increment Transfers Out (To the Low and Moderate Income Housing Fund)	\$0	\$0			\$0	
Total Other Financing Sources (Uses)	\$51,667,335	\$7,547,895	\$1,291,607	(\$11,257,930)	\$49,248,907	

Redevelopment Agency Of The City Of San Diego
Redevelopment Agencies Financial Transactions Report
Statement of Income and Expenditures
Other Financing Sources (Uses) - Consolidated

	Capital Projects Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
	A	B	C	D	E
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	(\$4,649,183)	(\$3,736,775)	\$12,647,081	(\$9,023,913)	(\$4,762,790)
Equity Beginning of Period	\$176,719,178	\$47,767,825	\$28,312,153	\$33,522,215	\$286,321,371
Prior Year Adjustments	\$0	\$0	\$0	\$0	\$0
Residual Equity Transfers	\$0	\$0	\$0	\$0	\$0
Other (Explain)	\$0	\$0	\$0	\$0	\$0
Equity, End of Period	\$172,069,995	\$44,031,050	\$40,959,234	\$24,498,302	\$281,558,581

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Summary, Combined Transfers In/Out

Fiscal Year	2003
Operating Transfers In	\$73,350,228
Tax Increment Transfers In	\$0
Operating Transfers Out	\$73,350,228
Tax Increment Transfers Out	\$0

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

2003

Project Area Name

Barrio Logan Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross (Include All Apportionments)	59,858		14,965		\$74,823
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	2,899		2,846		\$5,745
Rental Income	6,000				\$6,000
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	26,178				\$26,178
Total Revenues	\$94,935	\$0	\$17,811	\$0	\$112,746

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

2003

Project Area Name

Central Imperial

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross (Include All Apportionments)	531,670	227,331	189,751		\$948,752
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	23,305	36,314	2,949	23,861	\$86,429
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
Total Revenues	\$554,975	\$263,645	\$192,700	\$23,861	\$1,035,181

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Revenues

Fiscal Year

2003

Project Area Name

Centre City Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross (Include All Apportionments)	11,386,248	16,000,536	6,846,696		\$34,233,480
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	2,847,839	583,337	558,299	1,018,538	\$5,008,013
Rental Income	857,790		102,937		\$960,727
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	10,495,055	233,600	4,108,257		\$14,836,912
Total Revenues	\$25,586,932	\$16,817,473	\$11,616,189	\$1,018,538	\$55,039,132

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

2003

Project Area Name

City Heights Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross (Include All Apportionments)	1,825,131	1,870,729	923,965		\$4,619,825
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	108,731	50,392	45,335	-4,328	\$200,130
Rental Income	227				\$227
Lease Income					\$0
Sale of Real Estate			-77,842		(\$77,842)
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	168,028	140,484			\$308,512
Total Revenues	\$2,102,117	\$2,061,605	\$891,458	(\$4,328)	\$5,050,852

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

2003

Project Area Name

College Community Redevelopment

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross (Include All Apportionments)	145,528		36,382		\$181,910
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	4,162		8,352		\$12,514
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	20,018				\$20,018
Total Revenues	\$169,708	\$0	\$44,734	\$0	\$214,442

Redevelopment Agency of The City of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

2003

Project Area Name

College Grove Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross (Include All Apportionments)	114,901	271,028	96,482		\$482,411
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	12,562		10,870		\$23,432
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
Total Revenues	\$127,463	\$271,028	\$107,352	\$0	\$505,843

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Revenues

Fiscal Year

2003

Project Area Name

Crossroads

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross					\$0
<i>(Include All Apportionments)</i>					
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income					\$0
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	57				\$57
Total Revenues	\$57	\$0	\$0	\$0	\$57

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

2003

Project Area Name

Dells Imperial

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross (Include All Apportionments)					\$0
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income					\$0
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
Total Revenues	\$0	\$0	\$0	\$0	\$0

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

2003

Project Area Name

Gateway Center West Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross (Include All Apportionments)	84,015	117,745	50,440		\$252,200
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	6,848	615	1,195	7,663	\$16,321
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
Total Revenues	\$90,863	\$118,360	\$51,635	\$7,663	\$268,521

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

2003

Project Area Name

Horton Plaza Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross (Include All Apportionments)	394,191	3,104,490	2,666,685		\$6,165,366
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	443,413	258,765	254,179	167,138	\$1,123,495
Rental Income	1,095,910				\$1,095,910
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
Total Revenues	\$1,933,514	\$3,363,255	\$2,920,864	\$167,138	\$8,384,771

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

2003

Project Area Name

Linda Vista Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross (Include All Apportionments)	83,952		20,988		\$104,940
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	11,835	-36	5,613		\$17,412
Rental Income	49,701				\$49,701
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
Total Revenues	\$145,488	(\$36)	\$26,601	\$0	\$172,053

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

2003

Project Area Name

Market Street Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross (Include All Apportionments)	-17,655		17,655		\$0
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	854		241		\$1,095
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
Total Revenues	(\$16,801)	\$0	\$17,896	\$0	\$1,095

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

2003

Project Area Name

Mount Hope Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross <i>(Include All Apportionments)</i>	485,871	443,922	232,448		\$1,162,241
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	39,520	14,296	20,473	71,591	\$145,880
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
Total Revenues	\$525,391	\$458,218	\$252,921	\$71,591	\$1,308,121

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

2003

Project Area Name

Naval Training Center Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross (Include All Apportionments)	391,808		97,952		\$489,760
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	15,560		473		\$16,033
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate	-8,300,000				(\$8,300,000)
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	740,801				\$740,801
Total Revenues	(\$7,151,831)	\$0	\$98,425	\$0	(\$7,053,406)

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

2003

Project Area Name

North Bay Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross (Include All Apportionments)	1,174,782	846,019	505,200		\$2,526,001
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	61,637	59,795	28,066	550,252	\$699,750
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	58,289				\$58,289
Total Revenues	\$1,294,708	\$905,814	\$533,266	\$550,252	\$3,284,040

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

2003

Project Area Name

North Park Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross (Include All Apportionments)	1,138,531	514,153	413,171		\$2,065,855
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	38,484	262,884	19,122	365,047	\$685,537
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	10				\$10
Total Revenues	\$1,177,025	\$777,037	\$432,293	\$365,047	\$2,751,402

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

2003

Project Area Name

Pacific Beach Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross (Include All Apportionments)					\$0
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income					\$0
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues					\$0
Total Revenues	\$0	\$0	\$0	\$0	\$0

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

2003

Project Area Name

San Ysidro Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross (Include All Apportionments)	776,108	415,500	297,902		\$1,489,510
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	42,482		22,785		\$65,267
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	29				\$29
Total Revenues	\$818,619	\$415,500	\$320,687	\$0	\$1,554,806

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Revenues

Fiscal Year

2003

Project Area Name

Southcrest Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing Funds	Special Revenue/Other Funds	Total
Tax Increment Gross (Include All Apportionments)	271,190	360,990	158,045		\$790,225
Special Supplemental Subvention					\$0
Property Assessments					\$0
Sales and Use Tax					\$0
Transient Occupancy Tax					\$0
Interest Income	41,569	20,724	1,014	34,255	\$97,562
Rental Income					\$0
Lease Income					\$0
Sale of Real Estate					\$0
Gain on Land Held for Resale					\$0
Federal Grants					\$0
Grants from Other Agencies					\$0
Bond Administrative Fees					\$0
Other Revenues	44,500				\$44,500
Total Revenues	\$357,259	\$381,714	\$159,059	\$34,255	\$932,287

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Barrio Logan Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt	1,199,000				\$1,199,000
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County	180,855				\$180,855
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
(To the Low and Moderate Income Housing Fund)					
Total Other Financing Sources (Uses)	\$1,379,855	\$0	\$0	\$0	\$1,379,855

Redevelopment Agency of The City of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Barrio Logan Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

\$1,239,149	\$0	\$17,811	\$0	\$1,256,960
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Equity, Beginning of Period

\$7,354,641	\$0	\$60,315	\$0	\$7,414,956
-------------	-----	----------	-----	-------------

Prior Period Adjustments

				\$0
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Residual Equity Transfers

				\$0
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Other(Specify)

A	B	C	D	E
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Refresh

Total

Other Total

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Equity, End of Period

\$8,593,790	\$0	\$78,126	\$0	\$8,671,916
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Redevelopment Agency of The City of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Central Imperial

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County	2,444,262				\$2,444,262
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	-109,293				(\$109,293)
Operating Transfers In	841,368		91,829	943,412	\$1,876,609
Tax Increment Transfers In					\$0
Operating Transfers Out		943,412		933,197	\$1,876,609
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	\$3,176,337	(\$943,412)	\$91,829	\$10,215	\$2,334,969

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Central Imperial

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

\$746,910	(\$938,217)	\$200,812	\$34,076	\$43,581
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Equity, Beginning of Period

\$1,040,560	\$1,221,600	\$19,454	\$181,387	\$2,463,001
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Prior Period Adjustments

				\$0
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Residual Equity Transfers

				\$0
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Other(Specify)

A

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Refresh

Total

Equity, End of Period

\$1,787,470	\$283,383	\$220,266	\$215,463	\$2,506,582
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Other Total

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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Centre City Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt		22,430,000		29,085,000	\$51,515,000
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent		18,303,697			\$18,303,697
Advances from City/County	5,655,452	226,363	1,242,354	849,934	\$7,974,103
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	-4,517,900	457,200	-235,350		(\$4,296,050)
Operating Transfers In	38,378,801	24,116,060			\$62,494,861
Tax Increment Transfers In					\$0
Operating Transfers Out	6,373,448	17,049,175	2,000,000	37,072,238	\$62,494,861
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	\$33,142,905	\$11,876,751	(\$992,996)	(\$7,137,304)	\$36,889,356

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Centre City Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and
Other Financing Sources over
Expenditures and Other Financing Uses

\$8,544,361	\$5,104,100	\$10,321,620	(\$6,118,766)	\$17,851,305
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Equity, Beginning of Period

\$127,694,254	\$19,796,941	\$19,217,211	\$20,404,658	\$187,113,064
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Prior Period Adjustments

				\$0
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Residual Equity Transfers

				\$0
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Other(Specify)

A

B

C

D

E

Refresh

Total

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Other Total

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Equity, End of Period

\$136,238,605	\$24,901,041	\$29,538,831	\$14,285,892	\$204,964,369
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

City Heights Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt	1,232,700				\$1,232,700
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County	813,460				\$813,460
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	-60,000				(\$60,000)
Operating Transfers In	371,270	183,417			\$554,687
Tax Increment Transfers In					\$0
Operating Transfers Out	206,198		183,417	165,072	\$554,687
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	\$2,151,232	\$183,417	(\$183,417)	(\$165,072)	\$1,986,160

Redevelopment Agency of The City of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

City Heights Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

(\$13,210,344)	\$1,604,386	\$582,675	(\$169,400)	(\$11,192,683)
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Equity, Beginning of Period

\$10,868,947	\$3,327,620	\$919,589	\$191,362	\$15,307,518
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Prior Period Adjustments

				\$0
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Residual Equity Transfers

				\$0
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Other(Specify)

A	B	C	D	E
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Refresh

Total

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Other Total

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Equity, End of Period

(\$2,341,397)	\$4,932,006	\$1,502,264	\$21,962	\$4,114,835
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

College Community Redevelopment

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
(To the Low and Moderate Income Housing Fund)					
Total Other Financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0

Redevelopment Agency of The City of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

College Community Redevelopment

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and
Other Financing Sources over
Expenditures and Other Financing Uses

(\$100,814)	\$0	\$44,483	\$0	(\$56,331)
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Equity, Beginning of Period

\$120,725	\$0	\$181,780	\$0	\$302,505
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Prior Period Adjustments

				\$0
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Residual Equity Transfers

				\$0
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Other(Specify)

A	B	C	D	E
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Refresh

Total

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Other Total

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Equity, End of Period

\$19,911	\$0	\$226,263	\$0	\$246,174
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

College Grove Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County			106,000		\$106,000
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
(To the Low and Moderate Income Housing Fund)					
Total Other Financing Sources (Uses)	\$0	\$0	\$106,000	\$0	\$106,000

Redevelopment Agency of The City of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

College Grove Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

(\$10,447)	\$0	\$213,101	\$0	\$202,654
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Equity, Beginning of Period

\$353,598	\$0	\$188,286	\$0	\$541,884
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Prior Period Adjustments

				\$0
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Residual Equity Transfers

				\$0
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Other(Specify)

A	B	C	D	E
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Refresh

Total

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Other Total

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Equity, End of Period

\$343,151	\$0	\$401,387	\$0	\$744,538
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Redevelopment Agency of The City of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Crossroads

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County	242,773				\$242,773
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
(To the Low and Moderate Income Housing Fund)					
Total Other Financing Sources (Uses)	\$242,773	\$0	\$0	\$0	\$242,773

Redevelopment Agency of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Crossroads

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total

Excess (Deficiency) of Revenues and
Other Financing Sources over
Expenditures and Other Financing Uses

\$57	\$0	\$0	\$0	\$0	\$57
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Equity, Beginning of Period

\$0	\$0	\$0	\$0	\$0	\$0
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Prior Period Adjustments

					\$0
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Residual Equity Transfers

					\$0
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Other(Specify)

A	B	C	D	E

Refresh

Total

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Other Total

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Equity, End of Period

\$57	\$0	\$0	\$0	\$0	\$57
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Dells Imperial

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
(To the Low and Moderate Income Housing Fund)					\$0
Total Other Financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0

Redevelopment Agency of The City of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Gateway Center West Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In	15,135	27,390	2,828		\$45,353
Tax Increment Transfers In					\$0
Operating Transfers Out			29,432	15,921	\$45,353
Tax Increment Transfers Out					\$0
(To the Low and Moderate Income Housing Fund)					
Total Other Financing Sources (Uses)	\$15,135	\$27,390	(\$26,604)	(\$15,921)	\$0

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Gateway Center West Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

(\$32,202)	(\$2,343)	(\$31,198)	(\$8,258)	(\$74,001)
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Equity, Beginning of Period

\$340,653	\$119,948	\$45,982	\$9,766	\$516,349
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Prior Period Adjustments

				\$0
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Residual Equity Transfers

				\$0
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Other(Specify)

A	B	C	D	E
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Refresh

Total

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Other Total

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Equity, End of Period

\$308,451	\$117,605	\$14,784	\$1,508	\$442,348
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Horton Plaza Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent		6,974,315			\$6,974,315
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)			-221,000		(\$221,000)
Operating Transfers In	40,000				\$40,000
Tax Increment Transfers In					\$0
Operating Transfers Out	40,000				\$40,000
Tax Increment Transfers Out					\$0
(To the Low and Moderate Income Housing Fund)					
Total Other Financing Sources (Uses)	\$0	(\$6,974,315)	(\$221,000)	\$0	(\$7,195,315)

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

2003

Horton Plaza Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

\$599,868	(\$9,605,066)	\$523,860	\$167,138	(\$8,314,200)
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Equity, Beginning of Period

\$9,778,905	\$20,265,317	\$5,119,575	\$1,092,508	\$36,256,305
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Prior Period Adjustments

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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Other(Specify)

A B C D E

Refresh

[illegible]

Other Total

[illegible]

Equity, End of Period

\$10,378,773	\$10,660,251	\$5,643,435	\$1,259,646	\$27,942,105
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Linda Vista Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Linda Vista Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and
Other Financing Sources over
Expenditures and Other Financing Uses

\$74,691	(\$36)	\$26,350	\$0	\$101,005
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Equity, Beginning of Period

\$601,421	\$36	\$122,328	\$0	\$723,785
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Prior Period Adjustments

				\$0
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Residual Equity Transfers

				\$0
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Other(Specify)

A	B	C	D	E
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Refresh

Total

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Other Total

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Equity, End of Period

\$676,112	\$0	\$148,678	\$0	\$824,790
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Redevelopment Agency of The City of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Market Street Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County			93,000		\$93,000
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In			153		\$153
Tax Increment Transfers In					\$0
Operating Transfers Out	153				\$153
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	(\$153)	\$0	\$93,153	\$0	\$93,000

Redevelopment Agency of The City of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Market Street Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

(\$16,954)	\$0	(\$5,272)	\$0	(\$22,226)
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Equity, Beginning of Period

\$16,954	\$0	\$5,272	\$0	\$22,226
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Prior Period Adjustments

				\$0
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Residual Equity Transfers

				\$0
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Other(Specify)

A	B	C	D	E
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Refresh

Total

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Other Total

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Equity, End of Period

\$0	\$0	\$0	\$0	\$0
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Mount Hope Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt		345,544		2,709,456	\$3,055,000
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In	-168,355	2,460,392	171,745		\$2,463,782
Tax Increment Transfers In					\$0
Operating Transfers Out			110,976	2,352,806	\$2,463,782
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	(\$168,355)	\$2,805,936	\$60,769	\$356,650	\$3,055,000

Redevelopment Agency of The City of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Mount Hope Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

(\$122,871)	\$56,196	(\$212,015)	\$428,241	\$149,551
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Equity, Beginning of Period

\$1,764,540	\$494,442	\$759,698	\$0	\$3,018,680
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Prior Period Adjustments

				\$0
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Residual Equity Transfers

				\$0
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Other(Specify)

A	B	C	D	E
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Refresh

Total

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Other Total

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Equity, End of Period

\$1,641,669	\$550,638	\$547,683	\$428,241	\$3,168,231
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Naval Training Center Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt	8,300,000				\$8,300,000
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County	200,000				\$200,000
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
(To the Low and Moderate Income Housing Fund)					
Total Other Financing Sources (Uses)	\$8,500,000	\$0	\$0	\$0	\$8,500,000

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

2003

Naval Training Center Project Area

[illegible]

\$545,576	\$0	\$98,425	\$0	\$644,001
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\$5,304,815	\$0	\$246	\$0	\$5,305,061
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Ketosh

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\$5,850,391	\$0	\$98,671	\$0	\$5,949,062
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

North Bay Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County			200,000		\$200,000
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	-1,860,376				(\$1,860,376)
Operating Transfers In	387,350	518,714	2,500,000		\$3,406,064
Tax Increment Transfers In					\$0
Operating Transfers Out		142,965	218,714	3,044,385	\$3,406,064
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	(\$1,473,026)	\$375,749	\$2,481,286	(\$3,044,385)	(\$1,660,376)

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

2003

North Bay Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total

(\$2,509,277)	\$137,064	\$491,884	(\$2,494,133)	(\$4,374,462)
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\$4,681,116	\$1,172,736	\$544,574	\$7,066,432	\$13,464,858
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\$2,171,839	\$1,309,800	\$1,036,458	\$4,572,299	\$9,090,396
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

North Park Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt	675,000				\$675,000
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County	12,791		101,000		\$113,791
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In	1,183,533	116,899			\$1,300,432
Tax Increment Transfers In					\$0
Operating Transfers Out			116,899	1,183,533	\$1,300,432
Tax Increment Transfers Out					\$0
(To the Low and Moderate Income Housing Fund)					
Total Other Financing Sources (Uses)	\$1,871,324	\$116,899	(\$15,899)	(\$1,183,533)	\$788,791

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

2003

North Park Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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\$444,256	\$210,836	\$164,854	(\$818,486)	\$1,460
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\$3,128,644	\$564,414	\$360,768	\$4,521,755	\$8,575,581
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1. The first part of the paper is devoted to the study of the properties of the function $f(x) = \sum_{n=0}^{\infty} a_n x^n$ where $a_n = \frac{1}{n!}$. It is shown that $f(x) = e^x$ for all $x \in \mathbb{R}$.

2. The second part of the paper is devoted to the study of the properties of the function $f(x) = \sum_{n=0}^{\infty} a_n x^n$ where $a_n = \frac{1}{n!}$. It is shown that $f(x) = e^x$ for all $x \in \mathbb{R}$.

3. The third part of the paper is devoted to the study of the properties of the function $f(x) = \sum_{n=0}^{\infty} a_n x^n$ where $a_n = \frac{1}{n!}$. It is shown that $f(x) = e^x$ for all $x \in \mathbb{R}$.

4. The fourth part of the paper is devoted to the study of the properties of the function $f(x) = \sum_{n=0}^{\infty} a_n x^n$ where $a_n = \frac{1}{n!}$. It is shown that $f(x) = e^x$ for all $x \in \mathbb{R}$.

5. The fifth part of the paper is devoted to the study of the properties of the function $f(x) = \sum_{n=0}^{\infty} a_n x^n$ where $a_n = \frac{1}{n!}$. It is shown that $f(x) = e^x$ for all $x \in \mathbb{R}$.

6. The sixth part of the paper is devoted to the study of the properties of the function $f(x) = \sum_{n=0}^{\infty} a_n x^n$ where $a_n = \frac{1}{n!}$. It is shown that $f(x) = e^x$ for all $x \in \mathbb{R}$.

7. The seventh part of the paper is devoted to the study of the properties of the function $f(x) = \sum_{n=0}^{\infty} a_n x^n$ where $a_n = \frac{1}{n!}$. It is shown that $f(x) = e^x$ for all $x \in \mathbb{R}$.

8. The eighth part of the paper is devoted to the study of the properties of the function $f(x) = \sum_{n=0}^{\infty} a_n x^n$ where $a_n = \frac{1}{n!}$. It is shown that $f(x) = e^x$ for all $x \in \mathbb{R}$.

9. The ninth part of the paper is devoted to the study of the properties of the function $f(x) = \sum_{n=0}^{\infty} a_n x^n$ where $a_n = \frac{1}{n!}$. It is shown that $f(x) = e^x$ for all $x \in \mathbb{R}$.

10. The tenth part of the paper is devoted to the study of the properties of the function $f(x) = \sum_{n=0}^{\infty} a_n x^n$ where $a_n = \frac{1}{n!}$. It is shown that $f(x) = e^x$ for all $x \in \mathbb{R}$.

\$3,572,900	\$775,250	\$525,622	\$3,703,269	\$8,577,041
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Pacific Beach Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
(To the Low and Moderate Income Housing Fund)					
Total Other Financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Pacific Beach Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

\$0	\$0	\$0	\$0	\$0
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Equity, Beginning of Period

\$0	\$0	\$0	\$0	\$0
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Prior Period Adjustments

				\$0
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Residual Equity Transfers

				\$0
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Other(Specify)

A	B	C	D	E
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Total

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Other Total

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Equity, End of Period

\$0	\$0	\$0	\$0	\$0
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Redevelopment Agency of The City of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

San Ysidro Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt	1,876,000				\$1,876,000
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	\$1,876,000	\$0	\$0	\$0	\$1,876,000

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

2003

San Ysidro Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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	\$0	\$320,436	\$0	\$207,134
(113,302)	\$0			

\$838,349	\$0	\$413,572	\$0	\$1,251,921
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\$725,047	\$0	\$734,008	\$0	\$1,459,055
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Redevelopment Agency of The City of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Southcrest Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt	300,000				\$300,000
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County	1,052,694				\$1,052,694
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	-500,000				(\$500,000)
Operating Transfers In	100,614	566,200	14,753	486,720	\$1,168,287
Tax Increment Transfers In					\$0
Operating Transfers Out		486,720	116,267	565,300	\$1,168,287
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	\$953,308	\$79,480	(\$101,514)	(\$78,580)	\$852,694

Redevelopment Agency of The City of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Southcrest Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

(\$727,830)	(\$303,695)	(\$110,745)	(\$44,325)	(\$1,186,595)
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Equity, Beginning of Period

\$2,831,056	\$804,771	\$353,503	\$54,347	\$4,043,677
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Prior Period Adjustments

				\$0
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Residual Equity Transfers

				\$0
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Other(Specify)

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Other Total

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Equity, End of Period

\$2,103,226	\$501,076	\$242,758	\$10,022	\$2,857,082
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Horton Plaza Project Area

Forward from Prior Year	Yes
Bond Type	City/County Debt
Year of Authorization	1972
Principal Amount Authorized	20,387,459
Principal Amount Issued	20,387,459
Purpose of Issue	General Operations
Maturity Date Beginning Year	1972
Maturity Date Ending Year	2004
Principal Amount Unmatured Beginning of Fiscal Year	\$8,255,707
Adjustment Made During Year	-1,465,698
Adjustment Explanation	Interest payments made
Interest Added to Principal	314,549
Principal Amount Issued During Fiscal Year	
Principal Amount Matured During Fiscal Year	2,049,846
Principal Amount Defeased During Fiscal Year	
Principal Amount Unmatured End of Fiscal Year	\$5,054,712
Principal Amount In Default	
Interest In Default	

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US/State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Linda Vista Project Area

Forward from Prior Year

Yes

Bond Type

City/County Debt

Year of Authorization

1972

Principal Amount Authorized

5,535,906

Principal Amount Issued

5,535,906

Purpose of Issue

General Operations

Maturity Date Beginning Year

1972

Maturity Date Ending Year

2022

Principal Amount Unmatured Beginning of Fiscal Year

\$5,404,609

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

131,297

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

\$5,535,906

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency of The City of San Diego

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Centre City Project Area

Forward from Prior Year

Yes

Bond Type

City/County Debt

Year of Authorization

1976

Principal Amount Authorized

140,295,540

Principal Amount Issued

140,295,540

Purpose of Issue

General Operations

Maturity Date Beginning Year

1976

Maturity Date Ending Year

2026

Principal Amount Unmatured Beginning of Fiscal Year

\$99,446,358

Adjustment Made During Year

-201,197

Adjustment Explanation

Interest payment

Interest Added to Principal

3,212,424

Principal Amount Issued During Fiscal Year

4,691,489

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

\$107,149,074

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency of The City of San Diego

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Gateway Center West Project Area

Forward from Prior Year

Yes

Bond Type

City/County Debt

Year of Authorization

1976

Principal Amount Authorized

22,477,725

Principal Amount Issued

22,477,725

Purpose of Issue

General Operations

Maturity Date Beginning Year

1976

Maturity Date Ending Year

2015

Principal Amount Unmatured Beginning of Fiscal Year

\$21,952,654

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

538,801

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

13,730

Principal Amount Deceased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

\$22,477,725

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Mount Hope Project Area

Forward from Prior Year

Yes

Bond Type

City/County Debt

Year of Authorization

1982

Principal Amount Authorized

21,552,117

Principal Amount Issued

21,552,117

Purpose of Issue

General Operations

Maturity Date Beginning Year

1982

Maturity Date Ending Year

2022

Principal Amount Unmatured Beginning of Fiscal Year

\$20,714,101

Adjustment Made During Year

-486,407

Adjustment Explanation

Interest payment

Interest Added to Principal

640,805

Principal Amount Issued During Fiscal Year

1,863,009

Principal Amount Matured During Fiscal Year

1,863,009

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

\$18,905,490

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; U.S.State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Fiscal Year

2003

Project Area Name

College Grove Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Yes

City/County Debt

1986

349,207

349,207

General Operations

1986

2036

\$51,191

2,765

\$53,956

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Southcrest Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Yes	
City/County Debt	
1986	
17,399,144	
17,399,144	
General Operations	
1986	
2036	
\$15,742,086	
604,364	
1,052,694	
\$17,399,144	

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Barrio Logan Project Area

Forward from Prior Year

Yes

Bond Type

City/County Debt

Year of Authorization

1991

Principal Amount Authorized

18,989,873

Principal Amount Issued

18,989,873

Purpose of Issue

General Operations

Maturity Date Beginning Year

1991

Maturity Date Ending Year

2041

Principal Amount Unmatured Beginning of Fiscal Year

\$18,087,177

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

721,841

Principal Amount Issued During Fiscal Year

180,855

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

\$18,989,873

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US/State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Fiscal Year

2003

Project Area Name

Central Imperial

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Yes

City/County Debt

1992

23,205,946

23,205,946

General Operations

1992

2042

\$19,716,314

1,045,370

2,444,262

\$23,205,946

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; U.S.State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

City Heights Project Area

Forward from Prior Year

Yes

Bond Type

City/County Debt

Year of Authorization

1992

Principal Amount Authorized

17,819,846

Principal Amount Issued

17,819,846

Purpose of Issue

General Operations

Maturity Date Beginning Year

1992

Maturity Date Ending Year

2042

Principal Amount Unmatured Beginning of Fiscal Year

\$13,285,578

Adjustment Made During Year

-136,714

Adjustment Explanation

Interest payment

Interest Added to Principal

572,715

Principal Amount Issued During Fiscal Year

1,649

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

\$13,723,228

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

College Community Redevelopment

Forward from Prior Year

Yes

Bond Type

City/County Debt

Year of Authorization

1993

Principal Amount Authorized

1,296,084

Principal Amount Issued

1,296,084

Purpose of Issue

General Operations

Maturity Date Beginning Year

1993

Maturity Date Ending Year

2043

Principal Amount Unmatured Beginning of Fiscal Year

\$1,247,377

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

48,707

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Deceased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

\$1,296,084

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

San Ysidro Project Area

Forward from Prior Year

Yes

Bond Type

City/County Debt

Year of Authorization

1996

Principal Amount Authorized

1,745,118

Principal Amount Issued

1,745,118

Purpose of Issue

General Operations

Maturity Date Beginning Year

1996

Maturity Date Ending Year

2041

Principal Amount Unmatured Beginning of Fiscal Year

\$1,745,118

Adjustment Made During Year

-198,628

Adjustment Explanation

Interest payment

Interest Added to Principal

59,640

Principal Amount Issued During Fiscal Year

216,872

Principal Amount Matured During Fiscal Year

216,872

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

\$1,389,258

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; U.S.State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Naval Training Center Project Area

Forward from Prior Year

Yes

Bond Type

City/County Debt

Year of Authorization

1997

Principal Amount Authorized

2,118,061

Principal Amount Issued

2,118,061

Purpose of Issue

General Operations

Maturity Date Beginning Year

1997

Maturity Date Ending Year

2042

Principal Amount Unmatured Beginning of Fiscal Year

\$2,017,487

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

100,574

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Deceased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

\$2,118,061

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

North Park Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Yes

City/County Debt

1997

2,108,812

2,108,812

General Operations

1997

2042

\$2,108,704

-207,500

Interest payment

77,197

12,791

\$1,991,192

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

North Bay Project Area

Forward from Prior Year

Yes

Bond Type

City/County Debt

Year of Authorization

1998

Principal Amount Authorized

782,505

Principal Amount Issued

782,505

Purpose of Issue

General Operations

Maturity Date Beginning Year

1998

Maturity Date Ending Year

2043

Principal Amount Unmatured Beginning of Fiscal Year

\$782,505

Adjustment Made During Year

-88,593

Adjustment Explanation

Interest payment

Interest Added to Principal

30,935

Principal Amount Issued During Fiscal Year

163,406

Principal Amount Matured During Fiscal Year

163,406

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

\$561,441

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

College Grove Project Area

Forward from Prior Year

Yes

Bond Type

Notes

Year of Authorization

2000

Principal Amount Authorized

1,308,000

Principal Amount Issued

1,308,000

Purpose of Issue

Capital Projects

Maturity Date Beginning Year

2001

Maturity Date Ending Year

2030

Principal Amount Unmatured Beginning of Fiscal Year

\$1,308,000

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

271,028

Principal Amount Matured During Fiscal Year

Principal Amount Deceased During Fiscal Year

\$1,036,972

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

City Heights Project Area

Forward from Prior Year

Yes

Bond Type

Notes

Year of Authorization

2000

Principal Amount Authorized

5,318,770

Principal Amount Issued

5,318,770

Purpose of Issue

Land Acquisition

Maturity Date Beginning Year

2001

Maturity Date Ending Year

2030

Principal Amount Unmatured Beginning of Fiscal Year

\$5,318,770

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

3,770

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

\$5,315,000

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; U.S.State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

College Community Redevelopment

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Yes

Notes

2000

1,597,744

1,597,744

Redevelopment Activities

2001

2010

\$1,597,744

\$1,597,744

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Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Centre City Project Area

Forward from Prior Year

Yes

Bond Type

Other

Year of Authorization

1976

Principal Amount Authorized

96,169,475

Principal Amount Issued

96,169,475

Purpose of Issue

Development Activities

Maturity Date Beginning Year

1976

Maturity Date Ending Year

2004

Principal Amount Unmatured Beginning of Fiscal Year

\$95,449,511

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

\$87,743,563

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Fiscal Year

2003

Project Area Name

Gateway Center West Project Area

Forward from Prior Year

Yes

Bond Type

Other

Year of Authorization

1976

Principal Amount Authorized

1,400,000

Principal Amount Issued

1,400,000

Purpose of Issue

Project Development

Maturity Date Beginning Year

1995

Maturity Date Ending Year

2013

Principal Amount Unmatured Beginning of Fiscal Year

\$1,045,000

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

50,000

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

\$995,000

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; U.S.State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Fiscal Year

2003

Project Area Name

Mount Hope Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Yes

Other

1982

5,155,000

5,155,000

Land Acquisition

1995

2020

\$4,610,000

120,000

\$4,490,000

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; U.S.State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Fiscal Year

2003

Project Area Name

Southcrest Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Yes

Other

1987

3,700,000

3,700,000

Capital Improvements

1988

2002

\$430,936

263,494

\$167,442

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

City Heights Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Deceased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Yes	
Other	
1992	
18,781,817	
18,781,817	
General Operations	
1999	
2029	
\$15,830,523	
2,951,294	
\$18,781,817	

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Througths; Deferred Compensation; Other

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Fiscal Year

2003

Project Area Name

Southcrest Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Yes

Other

1995

3,750,000

3,750,000

Capital Improvements

1996

2021

\$2,845,000

90,000

\$2,755,000

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Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

North Bay Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Yes

Other

1998

1,626,000

1,626,000

Redevelopment Activities

2000

2015

\$1,567,806

-1,567,806

contract terminated (forgiven)

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; U.S.State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Central Imperial

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Deceased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Yes

Other

2000

3,395,000

3,395,000

Capital Improvements

2001

2031

\$3,350,000

45,000

\$3,305,000

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Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Southcrest Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount in Default

Interest in Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Yes

Other

2000

1,860,000

1,860,000

Capital Improvements

2001

2026

\$1,820,000

35,000

\$1,785,000

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Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Horton Plaza Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Yes

Other

2000

15,025,000

15,025,000

Redevelopment Activities

2001

2022

\$14,915,000

115,000

\$14,800,000

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Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Centre City Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Yes

Tax Allocation Bonds

1992

36,935,000

36,935,000

Refunding Issue

1992

2009

\$19,830,000

2,375,000

17,455,000

\$0

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; U.S.State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Centre City Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Yes

Tax Allocation Bonds

1993

54,350,000

54,350,000

Land Acquisition

1993

2018

\$36,710,000

1,555,000

\$35,155,000

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

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Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Horton Plaza Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Yes

Tax Allocation Bonds

1996

22,800,000

22,800,000

Land Acquisition

1996

2017

\$18,115,000

-6,640,000

bonds partially defeased in FY2001

845,000

\$11,630,000

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; U.S.State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of San Diego

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Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

North Bay Project Area

Forward from Prior Year

Yes

Bond Type

Tax Allocation Bonds

Year of Authorization

2000

Principal Amount Authorized

13,000,000

Principal Amount Issued

13,000,000

Purpose of Issue

Capital Improvements

Maturity Date Beginning Year

2002

Maturity Date Ending Year

2031

Principal Amount Unmatured Beginning of Fiscal Year

\$12,725,000

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

\$12,535,000

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; U.S.State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

North Park Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Yes

Tax Allocation Bonds

2000

7,000,000

7,000,000

Capital Improvements

2002

2031

\$6,855,000

100,000

\$6,755,000

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; U.S. State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Centre City Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Yes

Tax Allocation Bonds

2000

6,100,000

6,100,000

Land Acquisition

2000

2024

\$5,960,000

145,000

\$5,815,000

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; U.S.State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Centre City Project Area

Forward from Prior Year

Yes

Bond Type

Tax Allocation Bonds

Year of Authorization

2001

Principal Amount Authorized

58,425,100

Principal Amount Issued

58,425,100

Purpose of Issue

Redevelopment Activities

Maturity Date Beginning Year

2002

Maturity Date Ending Year

2026

Principal Amount Unmatured Beginning of Fiscal Year

\$58,425,100

Adjustment Made During Year

-58,425,100

Adjustment Explanation

reclassify bonds as "other"

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

\$0

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US, State, Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Centre City Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Tax Allocation Bonds

2003

31,000,000

31,000,000

Redevelopment Activities

2004

2029

31,000,000

\$31,000,000

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; U.S.; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Centre City Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Other

2003

20,515,000

20,515,000

Redevelopment Activities

2004

2027

20,515,000

\$20,515,000

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US;State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Centre City Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Other

2001

59,648,045

59,648,045

Redevelopment Activities

2002

2026

58,425,100

reclassified bonds from "tax allocation"

1,222,945

\$59,648,045

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; U.S.; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughts; Deferred Compensation; Other

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Mount Hope Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Tax Allocation Bonds

2002

3,055,000

3,055,000

Redevelopment activities

2021

2027

3,055,000

\$3,055,000

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency of The City of San Diego

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Crossroads

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; U.S.; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

City/County Debt

2003

441,454

441,454

General operations

2003

2048

179,032

amounts advanced before adoption as project area

19,649

242,773

\$441,454

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Barrio Logan Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

City/County Debt

2003

1,199,000

1,199,000

Land acquisition

2004

2041

1,199,000

\$1,199,000

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

City Heights Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Deceased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

City/County Debt

2002

362,000

362,000

Land acquisition

2003

2042

362,000

362,000

362,000

362,000

362,000

362,000

362,000

362,000

362,000

362,000

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

City Heights Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

City/County Debt

2003

870,700

870,700

Land acquisition

2004

2042

870,700

870,700

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Naval Training Center Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

City/County Debt

2002

8,300,000

8,300,000

Land acquisition

2003

2042

8,300,000

\$8,300,000

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

San Ysidro Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Loans

2001

1,876,000

1,876,000

land acquisition

2003

2032

1,876,000

\$1,876,000

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

Southcrest Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State;
 Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Loans

2003

300,000

300,000

land acquisition

2004

2005

300,000

\$300,000

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Agency Long-Term Debt

Fiscal Year

2003

Project Area Name

North Park Project Area

Forward from Prior Year

Bond Type

Year of Authorization

Principal Amount Authorized

Principal Amount Issued

Purpose of Issue

Maturity Date Beginning Year

Maturity Date Ending Year

Principal Amount Unmatured Beginning of Fiscal Year

Adjustment Made During Year

Adjustment Explanation

Interest Added to Principal

Principal Amount Issued During Fiscal Year

Principal Amount Matured During Fiscal Year

Principal Amount Defeased During Fiscal Year

Principal Amount Unmatured End of Fiscal Year

Principal Amount In Default

Interest In Default

Loans

2002

675,000

675,000

Redevelopment activities

2004

2004

675,000

\$675,000

Bond Types Allowed:

Tax Allocation Bonds; Revenue Bonds; Certificates of Participation; Tax Allocation Notes; Financing Authority Bonds; City/County Debt; US; State; Loans; Lease Obligations; Notes; Deferred Pass-Throughs; Deferred Compensation; Other

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Barrio Logan Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	188,630				\$188,630
Professional Services	24,700				\$24,700
Planning, Survey, and Design	17,907				\$17,907
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	1,370				\$1,370
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs					\$0
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency of The City of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Barrio Logan Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)	3,034				\$3,034
Debt Principal Payments:					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
Total Expenditures	\$235,641	\$0	\$0	\$0	\$235,641
Excess (Deficiency) Revenues over (under) Expenditures	(\$140,706)	\$0	\$17,811	\$0	(\$122,895)

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Central Imperial

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	657,773		54,561		\$712,334
Professional Services	372,227		6,809		\$379,036
Planning, Survey, and Design	150,915		17,778		\$168,693
Real Estate Purchases	43				\$43
Acquisition Expense					\$0
Operation of Acquired Property	93,542				\$93,542
Relocation Costs	325				\$325
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs	1,672,251				\$1,672,251
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures

Fiscal Year 2003

Project Area Name Central Imperial

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense		213,450			\$213,450
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs	3,101				\$3,101
Other Expenditures Including Pass- Through Payment(s)	34,225		4,569		\$38,794
Debt Principal Payments:					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt		45,000			\$45,000
Total Expenditures	\$2,984,402	\$258,450	\$83,717	\$0	\$3,326,569
Excess (Deficiency) Revenues over (under) Expenditures	(\$2,429,427)	\$5,195	\$108,983	\$23,861	(\$2,291,388)

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Centre City Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	4,654,424		498,839		\$5,153,263
Professional Services	1,292,783		459,348		\$1,752,131
Planning, Survey, and Design	3,595,492		54,401		\$3,649,893
Real Estate Purchases	13,024,975				\$13,024,975
Acquisition Expense	60,278				\$60,278
Operation of Acquired Property	192,720		15,593		\$208,313
Relocation Costs					\$0
Relocation Payments	122,833				\$122,833
Site Clearance Costs	114,423				\$114,423
Project Improvement / Construction Costs	21,343,502		1,034		\$21,344,536
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Centre City Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Decline in Value of Land Held for Resale

				\$0
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Rehabilitation Costs

1,242,855		-738,232		\$504,623
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Rehabilitation Grants

				\$0
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Interest Expense

	10,864,450			\$10,864,450
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Fixed Asset Acquisitions

				\$0
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Subsidies to Low and Moderate Income Housing

				\$0
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Debt Issuance Costs

12,639	944,726			\$957,365
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Other Expenditures Including Pass-Through Payment(s)

4,528,562		10,590		\$4,539,152
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Debt Principal Payments:

Tax Allocation Bonds and Notes

	4,075,000			\$4,075,000
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Revenue Bonds, Certificates of Participation, Financing Authority Bonds

				\$0
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City/County Advances and Loans

				\$0
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All Other Long-Term Debt

	7,705,948			\$7,705,948
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Total Expenditures

\$50,185,486	\$23,590,124	\$301,573	\$0	\$74,077,183
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Excess (Deficiency) Revenues over (under) Expenditures

(\$24,598,554)	(\$6,772,651)	\$11,314,616	\$1,018,538	(\$19,038,051)
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Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

City Heights Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	278,130		11,415		\$289,545
Professional Services	75,173		7,951		\$83,124
Planning, Survey, and Design	526,736				\$526,736
Real Estate Purchases					\$0
Acquisition Expense	26				\$26
Operation of Acquired Property	65				\$65
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs	16,025,602				\$16,025,602
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

City Heights Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs			106,000		\$106,000
Rehabilitation Grants					\$0
Interest Expense		636,866			\$636,866
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)	557,961				\$557,961
Debt Principal Payments:					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt		3,770			\$3,770
Total Expenditures	\$17,463,693	\$640,636	\$125,366	\$0	\$18,229,695
Excess (Deficiency) Revenues over (under) Expenditures	(\$15,361,576)	\$1,420,969	\$766,092	(\$4,328)	(\$13,178,843)

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

College Community Redevelopment

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	198,002				\$198,002
Professional Services	4,710		251		\$4,961
Planning, Survey, and Design	12,577				\$12,577
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	5,379				\$5,379
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs					\$0
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

College Community Redevelopment

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)	49,854				\$49,854
Debt Principal Payments:					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
Total Expenditures	\$270,522	\$0	\$251	\$0	\$270,773
Excess (Deficiency) Revenues over (under) Expenditures	(\$100,814)	\$0	\$44,483	\$0	(\$56,331)

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

College Grove Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	55,585				\$55,585
Professional Services	100		251		\$351
Planning, Survey, and Design	5,000				\$5,000
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	98				\$98
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs					\$0
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

College Grove Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
--------------------------	-----------------------	--------------------------------	--------------------------	-------

Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)	77,127				\$77,127
Debt Principal Payments:					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt		271,028			\$271,028
Total Expenditures	\$137,910	\$271,028	\$251	\$0	\$409,189
Excess (Deficiency) Revenues over (under) Expenditures	(\$10,447)	\$0	\$107,101	\$0	\$96,654

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Crossroads

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	38,004				\$38,004
Professional Services	41,771				\$41,771
Planning, Survey, and Design	162,998				\$162,998
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property					\$0
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs					\$0
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Crossroads

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
--------------------------	-----------------------	--------------------------------	--------------------------	-------

Decline in Value of Land Held for Resale

					\$0
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Rehabilitation Costs

					\$0
--	--	--	--	--	-----

Rehabilitation Grants

					\$0
--	--	--	--	--	-----

Interest Expense

					\$0
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Fixed Asset Acquisitions

					\$0
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Subsidies to Low and Moderate Income Housing

					\$0
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Debt Issuance Costs

					\$0
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Other Expenditures Including Pass-Through Payment(s)

					\$0
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Debt Principal Payments:

Tax Allocation Bonds and Notes

					\$0
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Revenue Bonds, Certificates of Participation, Financing Authority Bonds

					\$0
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City/County Advances and Loans

					\$0
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All Other Long-Term Debt

					\$0
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Total Expenditures

\$242,773	\$0	\$0	\$0	\$0	\$242,773
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Excess (Deficiency) Revenues over (under) Expenditures

(\$242,716)	\$0	\$0	\$0	\$0	(\$242,716)
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Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Dells Imperial

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs					\$0
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property					\$0
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs					\$0
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Dellis Imperial

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass- Through Payment(s)					\$0
Debt Principal Payments:					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
Total Expenditures	\$0	\$0	\$0	\$0	\$0
Excess (Deficiency) Revenues over (under) Expenditures	\$0	\$0	\$0	\$0	\$0

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Gateway Center West Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	109,792		46,110		\$155,902
Professional Services	181				\$181
Planning, Survey, and Design	4,367		6,568		\$10,935
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	2,156				\$2,156
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs	1,806				\$1,806
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Gateway Center West Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Decline in Value of Land Held for Resale

				\$0
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Rehabilitation Costs

				\$0
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Rehabilitation Grants

				\$0
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Interest Expense

	98,093			\$98,093
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Fixed Asset Acquisitions

				\$0
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Subsidies to Low and Moderate Income Housing

				\$0
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Debt Issuance Costs

	2,921			\$2,921
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Other Expenditures Including Pass-Through Payment(s)

	3,247		3,551	\$6,798
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Debt Principal Payments:

Tax Allocation Bonds and Notes

				\$0
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Revenue Bonds, Certificates of Participation, Financing Authority Bonds

				\$0
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City/County Advances and Loans

	13,730			\$13,730
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All Other Long-Term Debt

		50,000		\$50,000
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Total Expenditures

\$138,200	\$148,093	\$56,229	\$0	\$342,522
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Excess (Deficiency) Revenues over (under) Expenditures

(\$47,337)	(\$29,733)	(\$4,594)	\$7,663	(\$74,001)
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Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Horton Plaza Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	387,263		161,362		\$548,625
Professional Services	27,890		11,523		\$39,413
Planning, Survey, and Design	30,530		845		\$31,375
Real Estate Purchases	74,611				\$74,611
Acquisition Expense					\$0
Operation of Acquired Property	33,031		2,274		\$35,305
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs	267,183				\$267,183
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Horton Plaza Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs	36,821		2,000,000		\$2,036,821
Rehabilitation Grants					\$0
Interest Expense		2,984,160			\$2,984,160
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs	7,317				\$7,317
Other Expenditures Including Pass- Through Payment(s)	469,000				\$469,000
Debt Principal Payments:					
Tax Allocation Bonds and Notes		845,000			\$845,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans		2,049,846			\$2,049,846
All Other Long-Term Debt		115,000			\$115,000
Total Expenditures	\$1,333,646	\$5,994,006	\$2,176,004	\$0	\$9,503,656
Excess (Deficiency) Revenues over (under) Expenditures	\$599,868	(\$2,630,751)	\$744,860	\$167,138	(\$1,118,885)

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Linda Vista Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	59,226				\$59,226
Professional Services	-3,768		251		(\$3,517)
Planning, Survey, and Design	5,000				\$5,000
Real Estate Purchases					\$0
Acquisition Expense	1,204				\$1,204
Operation of Acquired Property	5,516				\$5,516
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs					\$0
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Linda Vista Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Decline in Value of Land Held for Resale

				\$0
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Rehabilitation Costs

				\$0
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Rehabilitation Grants

				\$0
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Interest Expense

				\$0
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Fixed Asset Acquisitions

				\$0
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Subsidies to Low and Moderate Income Housing

				\$0
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Debt Issuance Costs

				\$0
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Other Expenditures Including Pass-Through Payment(s)

3,619				\$3,619
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Debt Principal Payments:

Tax Allocation Bonds and Notes

				\$0
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Revenue Bonds, Certificates of Participation, Financing Authority Bonds

				\$0
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City/County Advances and Loans

				\$0
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All Other Long-Term Debt

				\$0
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Total Expenditures

\$70,797	\$0	\$251	\$0	\$71,048
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Excess (Deficiency) Revenues over (under) Expenditures

\$74,691	(\$36)	\$26,350	\$0	\$101,005
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Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Market Street Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs					\$0
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property					\$0
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs					\$0
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Market Street Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Decline in Value of Land Held for Resale

				\$0
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Rehabilitation Costs

		116,321		\$116,321
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Rehabilitation Grants

				\$0
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Interest Expense

				\$0
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Fixed Asset Acquisitions

				\$0
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Subsidies to Low and Moderate Income Housing

				\$0
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Debt Issuance Costs

				\$0
--	--	--	--	-----

Other Expenditures Including Pass-Through Payment(s)

				\$0
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Debt Principal Payments:

Tax Allocation Bonds and Notes

				\$0
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Revenue Bonds, Certificates of Participation, Financing Authority Bonds

				\$0
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City/County Advances and Loans

				\$0
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All Other Long-Term Debt

				\$0
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Total Expenditures

\$0	\$0	\$116,321	\$0	\$116,321
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Excess (Deficiency) Revenues over (under) Expenditures

(\$16,801)	\$0	(\$98,425)	\$0	(\$115,226)
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Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Mount Hope Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	348,074		65,471		\$413,545
Professional Services	29,471				\$29,471
Planning, Survey, and Design	40,978		18,124		\$59,102
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	8,546				\$8,546
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs	1,211		435,000		\$436,211
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Mount Hope Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Decline in Value of Land Held for Resale

				\$0
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Rehabilitation Costs

				\$0
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Rehabilitation Grants

				\$0
--	--	--	--	-----

Interest Expense

	937,836			\$937,836
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Fixed Asset Acquisitions

				\$0
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Subsidies to Low and Moderate Income Housing

				\$0
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Debt Issuance Costs

-5,520	287,113			\$281,593
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Other Expenditures Including Pass-Through Payment(s)

57,147		7,110		\$64,257
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Debt Principal Payments:

				\$0
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Tax Allocation Bonds and Notes

				\$0
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Revenue Bonds, Certificates of Participation, Financing Authority Bonds

				\$0
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City/County Advances and Loans

	1,863,009			\$1,863,009
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All Other Long-Term Debt

	120,000			\$120,000
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Total Expenditures

\$479,907	\$3,207,958	\$525,705	\$0	\$4,213,570
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Excess (Deficiency) Revenues over (under) Expenditures

\$45,484	(\$2,749,740)	(\$272,784)	\$71,591	(\$2,905,449)
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Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Naval Training Center Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	389,850				\$589,850
Professional Services	108,473				\$108,473
Planning, Survey, and Design	59,531				\$59,531
Real Estate Purchases					\$0
Acquisition Expense	33,803				\$33,803
Operation of Acquired Property	1,539				\$1,539
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs	7,273				\$7,273
Project Improvement / Construction Costs					\$0
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Naval Training Center Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
--------------------------	-----------------------	--------------------------------	--------------------------	-------

Decline in Value of Land Held for Resale

				\$0
--	--	--	--	-----

Rehabilitation Costs

				\$0
--	--	--	--	-----

Rehabilitation Grants

				\$0
--	--	--	--	-----

Interest Expense

				\$0
--	--	--	--	-----

Fixed Asset Acquisitions

				\$0
--	--	--	--	-----

Subsidies to Low and Moderate Income Housing

				\$0
--	--	--	--	-----

Debt Issuance Costs

				\$0
--	--	--	--	-----

Other Expenditures Including Pass-Through Payment(s)

2,124				\$2,124
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Debt Principal Payments:

				\$0
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Tax Allocation Bonds and Notes

				\$0
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Revenue Bonds, Certificates of Participation, Financing Authority Bonds

				\$0
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City/County Advances and Loans

				\$0
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All Other Long-Term Debt

				\$0
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Total Expenditures

\$802,593	\$0	\$0	\$0	\$802,593
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Excess (Deficiency) Revenues over (under) Expenditures

(\$7,954,424)	\$0	\$98,425	\$0	(\$7,855,999)
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Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

North Bay Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	1,020,734		18,910		\$1,039,644
Professional Services	22,722		251		\$22,973
Planning, Survey, and Design	241,173				\$241,173
Real Estate Purchases					\$0
Acquisition Expense			3,507		\$3,507
Operation of Acquired Property	5,518				\$5,518
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs	454,174				\$454,174
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

North Bay Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs			2,500,000		\$2,500,000
Rehabilitation Grants					\$0
Interest Expense		791,093			\$791,093
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass- Through Payment(s)	586,638				\$586,638
Debt Principal Payments:					
Tax Allocation Bonds and Notes		190,000			\$190,000
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans		163,406			\$163,406
All Other Long-Term Debt					\$0
Total Expenditures	\$2,330,959	\$1,144,499	\$2,522,668	\$0	\$5,998,126
Excess (Deficiency) Revenues over (under) Expenditures	(\$1,036,251)	(\$238,685)	(\$1,989,402)	\$550,252	(\$2,714,086)

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

North Park Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	988,899		1,289		\$990,188
Professional Services	50,402		251		\$50,653
Planning, Survey, and Design	179,541				\$179,541
Real Estate Purchases	3,580				\$3,580
Acquisition Expense	74,115				\$74,115
Operation of Acquired Property	3,404				\$3,404
Relocation Costs					\$0
Relocation Payments	28,495				\$28,495
Site Clearance Costs					\$0
Project Improvement / Construction Costs	-100,000				(\$100,000)
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

North Park Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
-----------------------	--------------------	-----------------------------	-----------------------	-------

Decline in Value of Land Held for Resale

				\$0
--	--	--	--	-----

Rehabilitation Costs

965,000		250,000		\$1,215,000
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Rehabilitation Grants

				\$0
--	--	--	--	-----

Interest Expense

	563,100			\$563,100
--	---------	--	--	-----------

Fixed Asset Acquisitions

				\$0
--	--	--	--	-----

Subsidies to Low and Moderate Income Housing

				\$0
--	--	--	--	-----

Debt Issuance Costs

				\$0
--	--	--	--	-----

Other Expenditures Including Pass-Through Payment(s)

410,657				\$410,657
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Debt Principal Payments:

Tax Allocation Bonds and Notes

	100,000			\$100,000
--	---------	--	--	-----------

Revenue Bonds, Certificates of Participation, Financing Authority Bonds

				\$0
--	--	--	--	-----

City/County Advances and Loans

				\$0
--	--	--	--	-----

All Other Long-Term Debt

				\$0
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Total Expenditures

\$2,604,093	\$683,100	\$251,540	\$0	\$3,538,733
-------------	-----------	-----------	-----	-------------

Excess (Deficiency) Revenues over (under) Expenditures

(\$1,427,068)	\$93,937	\$180,753	\$365,047	(\$787,331)
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Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Pacific Beach Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs					\$0
Professional Services					\$0
Planning, Survey, and Design					\$0
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property					\$0
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs					\$0
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Pacific Beach Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
--------------------------	-----------------------	--------------------------------	--------------------------	-------

Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs					\$0
Rehabilitation Grants					\$0
Interest Expense					\$0
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs					\$0
Other Expenditures Including Pass-Through Payment(s)					\$0
Debt Principal Payments:					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans					\$0
All Other Long-Term Debt					\$0
Total Expenditures	\$0	\$0	\$0	\$0	\$0
Excess (Deficiency) Revenues over (under) Expenditures	\$0	\$0	\$0	\$0	\$0

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

San Ysidro Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	494,249				\$494,249
Professional Services	42,014		251		\$42,265
Planning, Survey, and Design	67,579				\$67,579
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	5,516				\$5,516
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs	1,876,000				\$1,876,000
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

San Ysidro Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
--------------------------	-----------------------	--------------------------------	--------------------------	-------

Decline in Value of Land Held for Resale

				\$0
--	--	--	--	-----

Rehabilitation Costs

				\$0
--	--	--	--	-----

Rehabilitation Grants

				\$0
--	--	--	--	-----

Interest Expense

	198,628			\$198,628
--	---------	--	--	-----------

Fixed Asset Acquisitions

				\$0
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Subsidies to Low and Moderate Income
Housing

				\$0
--	--	--	--	-----

Debt Issuance Costs

				\$0
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Other Expenditures Including Pass-
Through Payment(s)

	322,563			\$322,563
--	---------	--	--	-----------

Debt Principal Payments:

				\$0
--	--	--	--	-----

Tax Allocation Bonds and Notes

				\$0
--	--	--	--	-----

Revenue Bonds, Certificates of
Participation, Financing Authority
Bonds

				\$0
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City/County Advances and Loans

	216,872			\$216,872
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All Other Long-Term Debt

				\$0
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Total Expenditures

\$2,807,921	\$415,500	\$251	\$0	\$3,223,672
-------------	-----------	-------	-----	-------------

Excess (Deficiency) Revenues over
(under) Expenditures

(\$1,989,302)	\$0	\$320,436	\$0	(\$1,668,866)
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Redevelopment Agency Of The City Of San Diego Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Southcrest Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Administration Costs	472,092		60,696		\$532,788
Professional Services	56,837		3,435		\$60,272
Planning, Survey, and Design	84,813		18,507		\$103,320
Real Estate Purchases					\$0
Acquisition Expense					\$0
Operation of Acquired Property	19,482				\$19,482
Relocation Costs					\$0
Relocation Payments					\$0
Site Clearance Costs					\$0
Project Improvement / Construction Costs	1,418,912				\$1,418,912
Disposal Costs					\$0
Loss on Disposition of Land Held for Resale					\$0

Redevelopment Agency Of The City Of San Diego **Redevelopment Agencies Financial Transactions Report**

Statement of Income and Expenditures - Expenditures

Fiscal Year

2003

Project Area Name

Southcrest Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
--------------------------	-----------------------	--------------------------------	--------------------------	-------

Decline in Value of Land Held for Resale					\$0
Rehabilitation Costs	-80,000		80,000		\$0
Rehabilitation Grants					\$0
Interest Expense		376,395			\$376,395
Fixed Asset Acquisitions					\$0
Subsidies to Low and Moderate Income Housing					\$0
Debt Issuance Costs	5,618				\$5,618
Other Expenditures Including Pass-Through Payment(s)	60,643		5,662		\$66,295
Debt Principal Payments:					
Tax Allocation Bonds and Notes					\$0
Revenue Bonds, Certificates of Participation, Financing Authority Bonds					\$0
City/County Advances and Loans		388,494			\$388,494
All Other Long-Term Debt					
Total Expenditures	\$2,038,397	\$764,889	\$168,290	\$0	\$2,971,576
Excess (Deficiency) Revenues over (under) Expenditures	(\$1,681,138)	(\$383,175)	(\$9,231)	\$34,255	(\$2,039,289)

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Barrio Logan Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt	1,199,000				\$1,199,000
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County	180,855				\$180,855
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
(To the Low and Moderate Income Housing Fund)					
Total Other Financing Sources (Uses)	\$1,379,855	\$0	\$0	\$0	\$1,379,855

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Barrio Logan Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total

Excess (Deficiency) of Revenues and
Other Financing Sources over
Expenditures and Other Financing Uses

\$1,239,149	\$0	\$17,811	\$0	\$1,256,960
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Equity, Beginning of Period

\$7,354,641	\$0	\$60,315	\$0	\$7,414,956
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Prior Period Adjustments

				\$0
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Residual Equity Transfers

				\$0
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Other(Specify)

A	B	C	D	E

Refresh

Total

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Other Total

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Equity, End of Period

\$8,593,790	\$0	\$78,126	\$0	\$8,671,916
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year	Central Imperial				
2003	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Project Area Name					
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County	2,444,262				\$2,444,262
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	-109,293				(\$109,293)
Operating Transfers In	841,368		91,829	943,412	\$1,876,609
Tax Increment Transfers In					\$0
Operating Transfers Out		943,412		933,197	\$1,876,609
Tax Increment Transfers Out					\$0
(To the Low and Moderate Income Housing Fund)					
Total Other Financing Sources (Uses)	\$3,176,337	(\$943,412)	\$91,829	\$10,215	\$2,334,969

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Central Imperial

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

\$746,910	(\$938,217)	\$200,812	\$34,076	\$43,581
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Equity, Beginning of Period

\$1,040,560	\$1,221,600	\$19,454	\$181,387	\$2,463,001
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Prior Period Adjustments

				\$0
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Residual Equity Transfers

				\$0
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Other(Specify)

A

B

C

D

E

Refresh

Total

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Other Total

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Equity, End of Period

\$1,787,470	\$283,383	\$220,266	\$215,463	\$2,506,582
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year	Centre City Project Area				
2003	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt		22,430,000		29,085,000	\$51,515,000
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent		18,303,697			\$18,303,697
Advances from City/County	5,655,452	226,363	1,242,354	849,934	\$7,974,103
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	-4,517,900	457,200	-235,350		(\$4,296,050)
Operating Transfers In	38,378,801	24,116,060			\$62,494,861
Tax Increment Transfers In					\$0
Operating Transfers Out	6,373,448	17,049,175	2,000,000	37,072,238	\$62,494,861
Tax Increment Transfers Out					\$0
(To the Low and Moderate Income Housing Fund)					
Total Other Financing Sources (Uses)	\$33,142,905	\$11,876,751	(\$992,996)	(\$7,137,304)	\$36,889,356

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Centre City Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

\$8,544,351	\$5,104,100	\$10,321,620	(\$6,118,766)	\$17,851,305
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Equity, Beginning of Period

\$127,694,254	\$19,796,941	\$19,217,211	\$20,404,658	\$187,113,064
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Prior Period Adjustments

				\$0
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Residual Equity Transfers

				\$0
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Other(Specify)

A	B	C	D	E
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Refresh

Total

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Other Total

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Equity, End of Period

\$136,238,605	\$24,901,041	\$29,538,831	\$14,285,892	\$204,964,369
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

City Heights Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt	1,232,700				\$1,232,700
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County	813,460				\$813,460
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	-60,000				(\$60,000)
Operating Transfers In	371,270	183,417			\$554,687
Tax Increment Transfers In					\$0
Operating Transfers Out	206,198		183,417	165,072	\$554,687
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	\$2,151,232	\$183,417	(\$183,417)	(\$165,072)	\$1,986,160

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

City Heights Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

(\$13,210,344)	\$1,604,386	\$582,675	(\$169,400)	(\$11,192,683)
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Equity, Beginning of Period

\$10,868,947	\$3,327,620	\$919,589	\$191,362	\$15,307,518
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Prior Period Adjustments

				\$0
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Residual Equity Transfers

				\$0
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Other(Specify)

A	B	C	D	E
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Refresh

Total

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Other Total

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Equity, End of Period

(\$2,341,397)	\$4,932,006	\$1,502,264	\$21,962	\$4,114,835
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

College Community Redevelopment

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

College Community Redevelopment

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

(\$100,814)	\$0	\$44,483	\$0	(\$56,331)
-------------	-----	----------	-----	------------

Equity, Beginning of Period

\$120,725	\$0	\$181,780	\$0	\$302,505
-----------	-----	-----------	-----	-----------

Prior Period Adjustments

				\$0
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Residual Equity Transfers

				\$0
--	--	--	--	-----

Other(Specify)

A

B

C

D

E

Refresh

Total

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Other Total

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Equity, End of Period

\$19,911	\$0	\$226,263	\$0	\$246,174
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

College Grove Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County			106,000		\$106,000
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	\$0	\$0	\$106,000	\$0	\$106,000

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

College Grove Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

(\$10,447)	\$0	\$213,101	\$0	\$202,654
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Equity, Beginning of Period

\$353,598	\$0	\$188,286	\$0	\$541,884
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Prior Period Adjustments

				\$0
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Residual Equity Transfers

				\$0
--	--	--	--	-----

Other(Specify)

A	B	C	D	E
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Refresh

Total

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Other Total

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Equity, End of Period

\$343,151	\$0	\$401,387	\$0	\$744,538
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Crossroads

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County	242,773				\$242,773
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
(To the Low and Moderate Income Housing Fund)					
Total Other Financing Sources (Uses)	\$242,773	\$0	\$0	\$0	\$242,773

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Crossroads

Capital Project
Funds

Debt Service
Funds

Low/Moderate
Income Housing

Special
Revenue/Other

Total

Excess (Deficiency) of Revenues and
Other Financing Sources over
Expenditures and Other Financing Uses

\$57	\$0	\$0	\$0	\$0	\$57
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Equity, Beginning of Period

\$0	\$0	\$0	\$0	\$0	\$0
-----	-----	-----	-----	-----	-----

Prior Period Adjustments

					\$0
--	--	--	--	--	-----

Residual Equity Transfers

					\$0
--	--	--	--	--	-----

Other(Specify)

A

B

C

D

E

Refresh

Total

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Other Total

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Equity, End of Period

\$57	\$0	\$0	\$0	\$0	\$57
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Dells Imperial

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

2003

Project Area Name

Dells Imperial

Capital Project Funds

Debt Service Funds

**Low/Moderate
Income Housing**

Special Revenue/Other

Total

Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

\$0	\$0	\$0	\$0	\$0
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Equity, Beginning of Period

Account	Debit	Credit
101 Cash		\$0
102 Accounts Receivable		\$0
103 Inventory		\$0
104 Prepaid Insurance		\$0
105 Equipment		\$0
106 Accumulated Depreciation		\$0
201 Accounts Payable	\$0	
202 Wages Payable	\$0	
203 Income Tax Payable	\$0	
204 Retained Earnings	\$0	
301 Sales		\$0
302 Cost of Sales	\$0	
303 Operating Expenses	\$0	
304 Non-Operating Expenses	\$0	
305 Income		\$0

Prior Period Adjustments

[illegible]

Residual Equity Transfers

[illegible]

Other(Specify)

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Refresh

Total

Other Total

$\frac{d}{dt} \left(\int_{\Omega} u^k dx + \sum_{j=0}^{m-1} \alpha_j \int_{\Gamma_j} u^k dS \right) = - \int_{\Omega} u^k \Delta u dx + \sum_{j=0}^{m-1} \beta_j \int_{\Gamma_j} u^k \nabla u \cdot n_j dS$

Equity, End of Period

[illegible]

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Gateway Center West Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In	15,135	27,390	2,828		\$45,353
Tax Increment Transfers In					\$0
Operating Transfers Out			29,432	15,921	\$45,353
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	\$15,135	\$27,390	(\$26,604)	(\$15,921)	\$0

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Gateway Center West Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

(\$32,202)	(\$2,343)	(\$31,198)	(\$8,258)	(\$74,001)
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Equity, Beginning of Period

\$340,653	\$119,948	\$45,982	\$9,766	\$516,349
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Prior Period Adjustments

				\$0
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Residual Equity Transfers

				\$0
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Other(Specify)

A	B	C	D	E
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Refresh

Total

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Other Total

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Equity, End of Period

\$308,451	\$117,605	\$14,784	\$1,508	\$442,348
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Horton Plaza Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent		6,974,315			\$6,974,315
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)			-221,000		(\$221,000)
Operating Transfers In	40,000				\$40,000
Tax Increment Transfers In					\$0
Operating Transfers Out	40,000				\$40,000
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	\$0	(\$6,974,315)	(\$221,000)	\$0	(\$7,195,315)

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Horton Plaza Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

\$599,868	(\$9,605,066)	\$523,860	\$167,138	(\$8,314,200)
-----------	---------------	-----------	-----------	---------------

Equity, Beginning of Period

\$9,778,905	\$20,265,317	\$5,119,575	\$1,092,508	\$36,256,305
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Prior Period Adjustments

				\$0
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Residual Equity Transfers

				\$0
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Other(Specify)

A

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E

Refresh

Total

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Other Total

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Equity, End of Period

\$10,378,773	\$10,660,251	\$5,643,435	\$1,259,646	\$27,942,105
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Linda Vista Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

2003

Linda Vista Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

\$74,691	(\$36)	\$26,350	\$0	\$101,005
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Equity, Beginning of Period

\$601,421	\$36	\$122,328	\$0	\$723,785
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Prior Period Adjustments

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Residual Equity Transfers

		\$0
		\$0

Other(Specify)

A B C D E

Refresh

[illegible]

Other Total

1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 26

Equity, End of Period

\$676,112	\$0	\$148,678	\$0	\$824,790
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Market Street Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County			93,000		\$93,000
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In			153		\$153
Tax Increment Transfers In					\$0
Operating Transfers Out	153				\$153
Tax Increment Transfers Out					\$0
(To the Low and Moderate Income Housing Fund)					
Total Other Financing Sources (Uses)	(\$153)	\$0	\$93,153	\$0	\$93,000

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Market Street Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total

Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

(\$16,954)	\$0	(\$5,272)	\$0	(\$22,226)
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Equity, Beginning of Period

\$16,954	\$0	\$5,272	\$0	\$22,226
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Prior Period Adjustments

				\$0
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Residual Equity Transfers

				\$0
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Other(Specify)

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Refresh

Total

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Other Total

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Equity, End of Period

\$0	\$0	\$0	\$0	\$0
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Mount Hope Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt		345,544		2,709,456	\$3,055,000
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In	-168,355	2,460,392	171,745		\$2,463,782
Tax Increment Transfers In					\$0
Operating Transfers Out			110,976	2,352,806	\$2,463,782
Tax Increment Transfers Out					\$0
(To the Low and Moderate Income Housing Fund)					
Total Other Financing Sources (Uses)	(\$168,355)	\$2,805,936	\$60,769	\$356,650	\$3,055,000

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Mount Hope Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and
Other Financing Sources over
Expenditures and Other Financing Uses

(\$122,871)	\$56,196	(\$212,015)	\$428,241	\$149,551
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Equity, Beginning of Period

\$1,764,540	\$494,442	\$759,698	\$0	\$3,018,680
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Prior Period Adjustments

				\$0
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Residual Equity Transfers

				\$0
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Other(Specify)

A	B	C	D	E
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Refresh

Total

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Other Total

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Equity, End of Period

\$1,641,669	\$550,638	\$547,683	\$428,241	\$3,168,231
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Naval Training Center Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt	8,300,000				\$8,300,000
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County	200,000				\$200,000
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
(To the Low and Moderate Income Housing Fund)					\$0
Total Other Financing Sources (Uses)	\$8,500,000	\$0	\$0	\$0	\$8,500,000

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

2003

Project Area Name

Naval Training Center Project Area

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Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

\$545,576	\$0	\$98,425	\$0	\$644,001
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Equity, Beginning of Period

\$5,304,815	\$0	\$246	\$0	\$5,305,061
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Prior Period Adjustments

\$0

\$0

Residual Equity Transfers

\$

Other(Specify)

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Total

Other Total

Equity, End of Period

\$5,850,391	\$0	\$98,671	\$0	\$5,949,062
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

North Bay Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County			200,000		\$200,000
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	-1,860,376				(\$1,860,376)
Operating Transfers In	387,350	518,714	2,500,000		\$3,406,064
Tax Increment Transfers In					\$0
Operating Transfers Out		142,965	218,714	3,044,385	\$3,406,064
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	(\$1,473,026)	\$375,749	\$2,481,286	(\$3,044,385)	(\$1,660,376)

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

2003

North Bay Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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(\$2,509,277)	\$137,064	\$491,884	(\$2,494,133)	(\$4,374,462)
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\$4,681,116	\$1,172,736	\$544,574	\$7,066,432	\$13,464,858
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60

\$0

Refresh

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\$2,171,839	\$1,309,800	\$1,036,458	\$4,572,299	\$9,090,396
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

North Park Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt	675,000				\$675,000
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County	12,791		101,000		\$113,791
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In	1,183,533	116,899			\$1,300,432
Tax Increment Transfers In					\$0
Operating Transfers Out			116,899	1,183,533	\$1,300,432
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	\$1,871,324	\$116,899	(\$15,899)	(\$1,183,533)	\$788,791

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

North Park Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total

Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

\$444,256	\$210,836	\$164,854	(\$818,486)	\$1,460
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Equity, Beginning of Period

\$3,128,644	\$564,414	\$360,768	\$4,521,755	\$8,575,581
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Prior Period Adjustments

				\$0
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Residual Equity Transfers

				\$0
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Other(Specify)

A	B	C	D	E

Refresh

Total

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Other Total

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Equity, End of Period

\$3,572,900	\$775,250	\$525,622	\$3,703,269	\$8,577,041
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Pacific Beach Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt					\$0
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
(To the Low and Moderate Income Housing Fund)					
Total Other Financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Pacific Beach Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
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Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

	\$0	\$0	\$0	\$0	\$0
--	-----	-----	-----	-----	-----

Equity, Beginning of Period

	\$0	\$0	\$0	\$0	\$0
--	-----	-----	-----	-----	-----

Prior Period Adjustments

					\$0
--	--	--	--	--	-----

Residual Equity Transfers

					\$0
--	--	--	--	--	-----

Other(Specify)

A	B	C	D	E
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Refresh

Total

--	--	--	--	--	--

Other Total

--	--	--	--	--	--

Equity, End of Period

\$0	\$0	\$0	\$0	\$0	\$0
-----	-----	-----	-----	-----	-----

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

San Ysidro Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt	1,876,000				\$1,876,000
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County					\$0
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)					\$0
Operating Transfers In					\$0
Tax Increment Transfers In					\$0
Operating Transfers Out					\$0
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	\$1,876,000	\$0	\$0	\$0	\$1,876,000

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

2003

San Ysidro Project Area

[illegible]

	\$0	\$320,436	\$0	\$207,134
(\$113,302)	\$0			

\$838,349	\$0	\$413,572	\$0	\$1,251,921
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[illegible]

\$0

A B C D E

Refresh

Category	Item	Unit	Quantity	Price	Total
Food	Chicken	kg	2	10.00	20.00
	Beef	kg	1	15.00	15.00
Beverages	Coke	can	5	2.00	10.00
	Water	litre	10	1.00	10.00
Fruits	Apple	kg	3	5.00	15.00
	Banana	kg	2	3.00	6.00
Vegetables	Carrot	kg	1	4.00	4.00
	Broccoli	kg	1	3.00	3.00
Dairy	Milk	litre	2	2.50	5.00
	Cheese	kg	1	8.00	8.00
Meat	Pork	kg	1	12.00	12.00
	Lamb	kg	1	18.00	18.00
Snacks	Chips	kg	1	6.00	6.00
	Biscuits	kg	1	4.00	4.00
Bakery	Bread	kg	2	2.00	4.00
	Cake	kg	1	10.00	10.00
Desserts	Ice cream	kg	1	5.00	5.00
	Jelly	kg	1	3.00	3.00
Spices	Spices	kg	1	2.00	2.00
	Herbs	kg	1	1.00	1.00
Breads	Bread	kg	2	2.00	4.00
	Cake	kg	1	10.00	10.00
Desserts	Ice cream	kg	1	5.00	5.00
	Jelly	kg	1	3.00	3.00
Spices	Spices	kg	1	2.00	2.00
	Herbs	kg	1	1.00	1.00
Breads	Bread	kg	2	2.00	4.00
	Cake	kg	1	10.00	10.00
Desserts	Ice cream	kg	1	5.00	5.00
	Jelly	kg	1	3.00	3.00
Spices	Spices	kg	1	2.00	2.00
	Herbs	kg	1	1.00	1.00
Breads	Bread	kg	2	2.00	4.00
	Cake	kg	1	10.00	10.00
Desserts	Ice cream	kg	1	5.00	5.00
	Jelly	kg	1	3.00	3.00
Spices	Spices	kg	1	2.00	2.00
	Herbs	kg	1	1.00	1.00
Breads	Bread	kg	2	2.00	4.00
	Cake	kg	1	10.00	10.00
Desserts	Ice cream	kg	1	5.00	5.00
	Jelly	kg	1	3.00	3.00
Spices	Spices	kg	1	2.00	2.00
	Herbs	kg	1	1.00	1.00
Breads	Bread	kg	2	2.00	4.00
	Cake	kg	1	10.00	10.00
Desserts	Ice cream	kg	1	5.00	5.00
	Jelly	kg	1	3.00	3.00
Spices	Spices	kg	1	2.00	2.00
	Herbs	kg	1	1.00	1.00
Breads	Bread	kg	2	2.00	4.00
	Cake	kg	1	10.00	10.00
Desserts	Ice cream	kg	1	5.00	5.00
	Jelly	kg	1	3.00	3.00
Spices	Spices	kg	1	2.00	2.00
	Herbs	kg	1	1.00	1.00
Breads	Bread	kg	2	2.00	4.00
	Cake	kg	1	10.00	10.00
Desserts	Ice cream	kg	1	5.00	5.00
	Jelly	kg	1	3.00	3.00
Spices	Spices	kg	1	2.00	2.00
	Herbs	kg	1	1.00	1.00
Breads	Bread	kg	2	2.00	4.00
	Cake	kg	1	10.00	10.00
Desserts	Ice cream	kg	1	5.00	5.00
	Jelly	kg	1	3.00	3.00
Spices	Spices	kg	1	2.00	2.00
	Herbs	kg	1	1.00	1.00
Breads	Bread	kg	2	2.00	4.00
	Cake	kg	1	10.00	10.00
Desserts	Ice cream	kg	1	5.00	5.00
	Jelly	kg	1	3.00	3.00
Spices	Spices	kg	1	2.00	2.00
	Herbs	kg	1	1.00	1.

[illegible]

\$725,047	\$0	\$734,008	\$0	\$1,459,055
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Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Southcrest Project Area

	Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
Proceeds of Long-Term Debt	300,000				\$300,000
Proceeds of Refunding Bonds					\$0
Payment to Refunded Bond Escrow Agent					\$0
Advances from City/County	1,052,694				\$1,052,694
Sale of Fixed Assets					\$0
Miscellaneous Financing Sources (Uses)	-500,000				(\$500,000)
Operating Transfers In	100,614	566,200	14,753	486,720	\$1,168,287
Tax Increment Transfers In					\$0
Operating Transfers Out		486,720	116,267	565,300	\$1,168,287
Tax Increment Transfers Out					\$0
<i>(To the Low and Moderate Income Housing Fund)</i>					
Total Other Financing Sources (Uses)	\$953,308	\$79,480	(\$101,514)	(\$78,580)	\$852,694

Redevelopment Agency Of The City Of San Diego

Redevelopment Agencies Financial Transactions Report

Statement of Income and Expenditures - Other Financing Sources

Fiscal Year

2003

Project Area Name

Southcrest Project Area

Capital Project Funds	Debt Service Funds	Low/Moderate Income Housing	Special Revenue/Other	Total
-----------------------	--------------------	-----------------------------	-----------------------	-------

Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses

(\$127,830)	(\$303,695)	(\$110,745)	(\$44,325)	(\$1,186,595)
-------------	-------------	-------------	------------	---------------

Equity, Beginning of Period

\$2,831,056	\$804,771	\$353,503	\$54,347	\$4,043,677
-------------	-----------	-----------	----------	-------------

Prior Period Adjustments

				\$0
--	--	--	--	-----

Residual Equity Transfers

				\$0
--	--	--	--	-----

Other(Specify)

A	B	C	D	E
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Refresh

Total

--	--	--	--	--

Other Total

--	--	--	--	--

Equity, End of Period

\$2,103,226	\$501,076	\$242,758	\$10,022	\$2,857,082
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The City of San Diego
Redevelopment Agency

ATTACHMENT 2
CALIFORNIA DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT REPORT
(PRINTED VERSION OF ELECTRONIC SUBMISSION)

Fiscal Year 2003



California Department of Housing and Community Development
Redevelopment Agency Reporting System
Schedule Menu



You are Here: [Select Year](#) > **Schedule Menu**

<< **Previous**

Page Agency:SAN DIEGO CITY RDA Fiscal Year :2002/2003 Prepared by: Cathy Mahmud

- **Admin**

- **Select Year**

- **FAQ**

- **User Info**

- **Status**

On the reporting pages that follow, you will be presented navigational pages (like this one) and data entry pages. The navigational pages suggest an order but allow you to select which section of the report you would like to work with or view. The Data Entry pages allow you to add and change information in the report. Once the save button is pressed, the form will perform some simple validations before overwriting any existing information that might have existed (the previous data is not stored, so there is not an "Undo Button").

- **Print**

- **Logout**

The following areas need to be completed for SAN DIEGO CITY RDA's Report to be finalized.

FORM	PAGE(s)	ITEM(s)	SCREEN(click on)
			Agency Information
HCD-COVER			Not Applicable; Only to Paper Forms
Sch A, B & D			Area and Activity
Sch C	1,2,3,4	1-12	Agency Wide Financial Information
Sch C	6	13	Units Benefited from Onsite/Offsite Improvements
Sch C	6	14	Future Development Sites
Sch C	7	17	Deposits to or Withdrawals from the LMIHF
Sch C	6,7	15,16,18,19	Misc Information
Sch C	8	20	Achievements
Sch E			Agency's Increased Inclusionary Obligation
Sch D1-7			Activities
			Printable Reports

Redevelopment Agency Reporting System - Schedule Menu

California Department of Housing and Community Development



California Department of Housing and Community Development
Redevelopment Agency Reporting System
Printable Reports



You are Here: [Select Year](#) > [Schedule Menu](#) > **Reports**

<< Previous

Page

Agency: SAN DIEGO CITY RDA

Fiscal Year : 2002/2003

Prepared by: Cathy Mahmud

- Admin

- Select
Year

Following is a listing of available reports. The reports are provided by a separate server. As a result, you will see a message about sending the information in an insecure method. Please continue to view your report.

- FAQ

- User Info

- Status

[Sch C Agency Financial Summary](#)

- Print

[Sch C Agency Financial and Activity Data](#)

- Logout

[Sch A Project Area Financial Summary](#)

[Sch A Project Area Financial and Activity Data](#)

[Sch A/B Area Activity Information](#)

[Sch D Completed Housing Activity](#)

[Sch E Inclusionary Obligations Summary](#)

[Sch E1 Inclusionary Obligations Project Area Detail](#)

California Redevelopment Agencies - Fiscal Year 2002/2003
Status of Low and Moderate Income Housing Funds
Sch C Agency Financial Summary
SAN DIEGO CITY RDA

Adjusted Beginning Balance	Project Area Receipts	Agency Other Revenue	Total Expenses	Net Resources Available	Other Housing Fund Assets	Total Housing Fund Assets	Encum- brances	* Unen- cumbered Balance	Unen- cumbered Designated	Unen- cumbered Not Dsgntd
\$20,805,474	\$18,285,395	\$0	\$14,859,788	\$24,231,081	\$16,728,153	\$40,959,234	\$17,711,780	\$6,519,301	\$4,430,688	\$2,088,613

Expenses	Debt Service	Housing Construction	Housing Rehabilitation	On/Off-Site Improvements	Planning and Administration Costs	Property Acquisition	Subsidies	Transfers Out of Agency
2002/2003	\$775,705	\$2,580,000	\$5,213,439	\$436,034	\$1,556,920	\$3,320,690	\$756,000	\$221,000

California Redevelopment Agencies - Fiscal Year 2002/2003
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial Summary
 SAN DIEGO CITY RDA

Adjusted Beginning Balance	Agency Other Revenue	Total Expenses	Net Resources Available	Other Housing Fund Assets	Total Housing Fund Assets	Encum- brances	* Unen- cumbered Balance	Unen- cumbered Designated	Unen- cumbered Not Dsgntd
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Total
\$14,859,788

*The Unencumbered Balance is equal to Net Resources Available minus Encumbrances

Note: Print this report in Landscape Orientation (Use the Print Icon just above, then Properties then Landscape)

California Redevelopment Agencies - Fiscal Year 2002/2003
Status of Low and Moderate Income Housing Funds
Sch C Agency Financial and Program Detail
SAN DIEGO CITY RDA

Attachment 2

		Beginning Balance	\$20,805,474
		Adjustment to Beginning Balance	\$0
		Adjusted Beginning Balance	\$20,805,474
Total Tax Increment From PA(s)	\$12,551,072	Total Receipts from PA(s)	\$18,285,395
		Other Revenues not reported on Schedule A	\$0
		Sum of Beginning Balance and Revenues	\$39,090,869

Expenditure				
Item	Subitem	Amount	Remark	
Debt Service				
Debt Principal Payments	Tax Allocation, Bonds & Notes	\$775,705		
	Subtotal of Debt Service	\$775,705		
Housing Construction				
No Information Provided		\$2,580,000		
	Subtotal of Housing Construction	\$2,580,000		
Housing Rehabilitation				
No Information Provided		\$5,213,439		
	Subtotal of Housing Rehabilitation	\$5,213,439		
On/Off-Site Improvements				
No Information Provided		\$436,034		
	Subtotal of On/Off-Site Improvements	\$436,034		
Planning and Administration Costs				
Administration Costs		\$918,653		
Other		\$31,472	Program Management costs	
Planning, Survey/Design		\$116,223		

California Redevelopment Agencies - Fiscal Year 2002/2003
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial and Program Detail
 SAN DIEGO CITY RDA

Attachment 2

<u>Expenditure</u>	<u>Item</u>	<u>Subitem</u>	<u>Amount</u>	<u>Remark</u>
Planning and Administration Costs				
Professional Services			\$490,572	
	Subtotal of Planning and Administration Costs		\$1,556,920	
Property Acquisition				
Acquisition Expense			\$3,507	
Land Purchases			\$3,299,316	
Operation of Acquired Property			\$17,867	
	Subtotal of Property Acquisition		\$3,320,690	
Subsidies from the LMIHF				
1st Time Homebuyer Down Payment Assistance			\$106,000	
Other			\$650,000	Rehab Loans
	Subtotal of Subsidies from the LMIHF		\$756,000	
Transfers Out of Agency				
Other			\$221,000	Transfer to Housing Commission Trust Fund
	Subtotal of Transfers Out of Agency		\$221,000	
	Total Expenditures		\$14,859,788	

Net Resources Available **\$24,231,081**

Indebtedness For Setasides Deferred **\$0**

Other Housing Fund Assets			
<u>Category</u>	<u>Amount</u>	<u>Remark</u>	
Value of Land Purchased with Housing Funds	\$16,728,153		
Total Other Housing Fund Assets	\$16,728,153		

Total Fund Equity **\$40,959,234**

California Redevelopment Agencies - Fiscal Year 2002/2003
Status of Low and Moderate Income Housing Funds
Sch C Agency Financial and Program Detail
SAN DIEGO CITY RDA

Attachment 2

1998/1999	\$5800891			
1999/2000	\$5568324			
2000/2001	\$7219085	sum of 4 Previous Years'	Prior Year Ending	Excess Surplus for
2001/2002	\$9049450	Tax Increment for 2002/2003	Unencumbered Balance	2002/2003
		\$27637750	\$12,112,210	\$0

Sum of Current and 3 Previous Years' Tax Increments	\$34,387,931
Adjusted Balance	\$6,519,301
Excess Surplus for next year	\$0
Net Resources Available	\$24,231,081
Unencumbered Designated	\$4,430,688
Unencumbered Undesignated	\$2,088,613
Total Encumbrances	\$17,711,780
Unencumbered Balance	\$6,519,301
Unencumbered Balance Adjusted for Debt Proceeds	\$0
Unencumbered Balance Adjusted for Land Sales	\$0
Excess Surplus Expenditure Plan	
Excess Surplus Plan Adoption Date	

Site Improvement Activities Benefiting Households

<u>Income Level</u>	<u>Low</u>	<u>Very Low</u>	<u>Moderate</u>	<u>Total</u>
---------------------	------------	-----------------	-----------------	--------------

Land Held for Future Development

<u>Site Name</u>	<u>Num Of Acres</u>	<u>Zoning</u>	<u>Purchase Date</u>	<u>Estimated Start Date</u>	<u>Remark</u>
12th & Broadway	.5	Comm/ Office	06/30/2001	12/31/2003	
12th & Broadway	.5	Comm/ Office	06/30/2001	12/31/2003	
12th & Market	1.4	Mixed Use/Residential	12/30/2001	12/31/2003	
14th & Island	.7	Mixed Use/Residential	09/15/1998	12/31/2003	Recycle Center
252 Corridor Phase II	8.7	MF 2500	12/08/1997	01/01/2003	

California Redevelopment Agencies - Fiscal Year 2002/2003
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial and Program Detail
 SAN DIEGO CITY RDA

Attachment 2

Land Held for Future Development					
<u>Site Name</u>	<u>Num Of Acres</u>	<u>Zoning</u>	<u>Purchase Date</u>	<u>Estimated Start Date</u>	<u>Remark</u>
Heritage Apartments	.27	Mixed Use/Residential	12/31/1998	12/31/2001	

Use of the Housing Fund to Assist Mortgagors

Income Adjustment Factor	<input type="text"/>	Requirements Completed	<input type="text"/>
Home	\$ <input type="text"/>	Hope	\$ <input type="text"/>

Non Housing Redevelopment Funds Usage Taxable and tax-exempt bond proceeds, 80% tax increment, land sale proceeds, and CDBG funds

Resource Needs

LMIHF Deposits/Withdrawals				
<u>Document Name</u>	<u>Document Date</u>	<u>Custodian Name</u>	<u>Custodian Phone</u>	<u>Copy Source</u>
Monthly Deposit Records	01-JUL-02	Kathleen Organ	(619) 236-6811	City Auditors Office; 202 C Street; 6th Floor City Auditors Office; 202 C Street; 6th Floor
Requests for Direct Payment	01-JUL-02	Kathleen Organ	(619) 236-6811	

Achievements

Description

California Redevelopment Agencies-Fiscal Year 2002/2003
 Project Area Contributions to Low and Moderate Income Housing Funds
 Sch A Project Area Summary Report
 SAN DIEGO CITY RDA

Project Area	100% of Tax Increment	20% Set Aside Requirement	Tax Increment Allocated	Amount Exempted	Deferral Repayment	Tax Incr. Deposited to Hsg Fund	Percent of Tax Incr Dep	Repayment Deferrals	Other Income	Total Deposited to Housing
BARRIO LOGAN PROJECT	\$74,823	\$14,965	\$14,965	\$0	\$0	\$14,965	20.00%	\$0	\$2,846	\$17,811
CENTRAL IMPERIAL	\$948,752	\$189,750	\$189,751	\$0	\$0	\$189,751	20.00%	\$0	\$94,778	\$284,529
CENTRE CITY PROJECT	\$34,233,480	\$6,846,696	\$6,846,696	\$0	\$0	\$6,846,696	20%	\$0	\$2,011,847	\$8,858,543
CITY HEIGHTS PROJECT	\$4,619,825	\$923,965	\$923,965	\$0	\$0	\$923,965	20%	\$0	\$45,335	\$969,300
COLLEGE COMMUNITY	\$181,910	\$36,382	\$36,382	\$0	\$0	\$36,382	20%	\$0	\$8,352	\$44,734
COLLEGE GROVE PROJECT	\$482,411	\$96,482	\$96,482	\$0	\$0	\$96,482	20.00%	\$0	\$116,870	\$213,352
GATEWAY CTR. WEST PROJECT	\$252,200	\$50,440	\$50,440	\$0	\$0	\$50,440	20%	\$0	\$4,023	\$54,463
HORTON PLAZA PROJECT	\$6,165,366	\$1,233,073	\$2,666,685	\$0	\$0	\$2,666,685	43.25%	\$0	\$254,179	\$2,920,864
LINDA VISTA CTR. PROJECT	\$104,940	\$20,988	\$20,988	\$0	\$0	\$20,988	20%	\$0	\$5,613	\$26,601
MARKET ST. INDUS. PROJECT	\$0	\$	\$0	\$0	\$0	\$0	0%	\$0	\$111,049	\$111,049
MT. HOPE PROJECT	\$1,162,241	\$232,448	\$232,448	\$0	\$0	\$232,448	20.00%	\$0	\$192,218	\$424,666
NAVAL TRAINING CENTER	\$489,760	\$97,952	\$97,952	\$0	\$0	\$97,952	20%	\$0	\$473	\$98,425
NORTH BAY	\$2,526,001	\$505,200	\$505,200	\$0	\$0	\$505,200	20.00%	\$0	\$2,728,066	\$3,233,266
NORTH PARK	\$2,065,855	\$413,171	\$413,171	\$0	\$0	\$413,171	20%	\$0	\$120,122	\$533,293
SAN YSIDRO	\$1,489,510	\$297,902	\$297,902	\$0	\$0	\$297,902	20%	\$0	\$22,785	\$320,687
SOUTHCREST PROJECT	\$790,225	\$158,045	\$158,045	\$0	\$0	\$158,045	20%	\$0	\$15,767	\$173,812
Agency Totals:	\$55,587,299	\$11,117,460	\$12,551,072	\$0	\$0	\$12,551,072	22.58%	\$0	\$5,734,323	\$18,285,395

California Redevelopment Agencies-Fiscal Year 2002/2003
Project Area Contributions to Low and Moderate Income Housing Funds
Sch A Project Area Summary Report
SAN DIEGO CITY RDA

Note: Print this report in Landscape Orientation (Use the Print Icon just above, then Properties then Landscape)

Attachment 2

Project Area	BARRIO LOGAN PROJECT						
Type:	Inside Project Area		Status:	Active			
Plan Adoption:	1991		Plan Expiration Year:	2031			
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$74,823	\$14,965	\$14,965	\$0	\$0	\$14,965	20.00%	\$0
				Repayment	\$0		
				<u>Category</u>			
				Interest Income	\$2,846		
				Total Additional Revenue	\$2,846		
				Total Housing Fund Deposits for Project Area	\$17,811		

Project Area		CENTRAL IMPERIAL					
Type: Inside Project Area		Status: Active					
Plan Adoption: 1992		Plan Expiration Year: 2032					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$948,752	\$189,750	\$189,751	\$0	\$0	\$189,751	20.00%	\$0
Repayment					\$0		
<u>Category</u>							
Interest Income					\$2,949		
Debt Proceeds					\$91,829		
Total Additional Revenue					\$94,778		
Total Housing Fund Deposits for Project Area					\$284,529		

**California Redevelopment Agencies- Fiscal Year 2002/2003
Project Area Contributions to Low and Moderate Income Housing Fund
Sch A Project Area Financial Information**

Attachment 2

Project Area CENTRE CITY PROJECT

Type: Inside Project Area

Status: Active

Plan Adoption: 1976

Plan Expiration Year: 2032

<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$34,233,480	\$6,846,696	\$6,846,696	\$0	\$0	\$6,846,696	20%	\$0
Repayment					\$0		
<u>Category</u>							
Loan Repayments					\$1,242,354		
Interest Income					\$558,299		
Rental/Lease Income					\$102,937		
Other Revenue					\$108,257		
Total Additional Revenue					\$2,011,847		
Total Housing Fund Deposits for Project Area					\$8,858,543		

Project Area CITY HEIGHTS PROJECT

Type: Inside Project Area

Status: Active

Plan Adoption: 1992

Plan Expiration Year: 2032

<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$4,619,825	\$923,965	\$923,965	\$0	\$0	\$923,965	20%	\$0
Repayment					\$0		
<u>Category</u>							
Interest Income					\$45,335		
Total Additional Revenue					\$45,335		
Total Housing Fund Deposits for Project Area					\$969,300		

**California Redevelopment Agencies- Fiscal Year 2002/2003
Project Area Contributions to Low and Moderate Income Housing Fund
Sch A Project Area Financial Information**

Attachment 2

Project Area COLLEGE COMMUNITY							
Type: Inside Project Area				Status: Active			
Plan Adoption: 1993				Plan Expiration Year: 2033			
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$181,910	\$36,382	\$36,382	\$0	\$0	\$36,382	20%	\$0
				Repayment	\$0		
				<u>Category</u>			
				Interest Income	\$8,352		
				Total Additional Revenue	\$8,352		
				Total Housing Fund Deposits for Project Area	\$44,734		

Project Area COLLEGE GROVE PROJECT							
Type: Inside Project Area				Status: Active			
Plan Adoption: 1986				Plan Expiration Year: 2026			
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$482,411	\$96,482	\$96,482	\$0	\$0	\$96,482	20.00%	\$0
				Repayment	\$0		
				<u>Category</u>			
				Interest Income	\$10,870		
				Loan Repayments	\$106,000		
				Total Additional Revenue	\$116,870		
				Total Housing Fund Deposits for Project Area	\$213,352		

California Redevelopment Agencies- Fiscal Year 2002/2003
Project Area Contributions to Low and Moderate Income Housing Fund
Sch A Project Area Financial Information

Attachment 2

Project Area GATEWAY CTR. WEST PROJECT

Type: Inside Project Area Status: Active Resolution Date: 18-JUL-94
Plan Adoption: 1976 Plan Expiration Year: 2016

<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$252,200	\$50,440	\$50,440	\$0	\$0	\$50,440	20%	\$0
				Repayment	\$0		
				<u>Category</u>			
				Interest Income	\$1,195		
				Debt Proceeds	\$2,828		
				Total Additional Revenue	\$4,023		
				Total Housing Fund Deposits for Project Area	\$54,463		

Project Area HORTON PLAZA PROJECT

Type: Inside Project Area Status: Active
Plan Adoption: 1972 Plan Expiration Year: 2022

<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$6,165,366	\$1,233,073	\$2,666,685	\$0	\$0	\$2,666,685	43.25%	\$0
				Repayment	\$0		
				<u>Category</u>			
				Interest Income	\$254,179		
				Total Additional Revenue	\$254,179		
				Total Housing Fund Deposits for Project Area	\$2,920,864		

California Redevelopment Agencies- Fiscal Year 2002/2003
Project Area Contributions to Low and Moderate Income Housing Fund
Sch A Project Area Financial Information

Attachment 2

Project Area LINDA VISTA CTR. PROJECT

Type: Inside Project Area Status: Active
Plan Adoption: 1972 Plan Expiration Year: 2012

<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$104,940	\$20,988	\$20,988	\$0	\$0	\$20,988	20%	\$0
				Repayment	\$0		
				<u>Category</u>			
				Interest Income	\$5,613		
				Total Additional Revenue	\$5,613		
				Total Housing Fund Deposits for Project Area	\$26,601		

Project Area MARKET ST. INDUS. PROJECT

Type: Inside Project Area Status: Active
Plan Adoption: 1976 Plan Expiration Year: 2000

<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$0	\$	\$0	\$0	\$0	\$0	0%	\$0
				Repayment	\$0		
				<u>Category</u>			
				Interest Income	\$241		
				Loan Repayments	\$93,000		
				Other Revenue	\$17,808		
				Total Additional Revenue	\$111,049		
				Total Housing Fund Deposits for Project Area	\$111,049		

California Redevelopment Agencies- Fiscal Year 2002/2003
Project Area Contributions to Low and Moderate Income Housing Fund
Sch A Project Area Financial Information

Attachment 2

Project Area MT. HOPE PROJECT

Type: Inside Project Area

Status: Active

Resolution Date: 18-JUL-94

Plan Adoption: 1982

Plan Expiration Year: 2012

<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$1,162,241	\$232,448	\$232,448	\$0	\$0	\$232,448	20.00%	\$0
Repayment					\$0		
Category							
Interest Income					\$20,473		
Debt Proceeds					\$171,745		
Total Additional Revenue					\$192,218		
Total Housing Fund Deposits for Project Area					\$424,666		

Project Area NAVAL TRAINING CENTER

Type: Inside Project Area

Status: Active

Plan Adoption: 1997

Plan Expiration Year: 2027

<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$489,760	\$97,952	\$97,952	\$0	\$0	\$97,952	20%	\$0
Repayment					\$0		
Category							
Interest Income					\$473		
Total Additional Revenue					\$473		
Total Housing Fund Deposits for Project Area					\$98,425		

California Redevelopment Agencies- Fiscal Year 2002/2003
Project Area Contributions to Low and Moderate Income Housing Fund
Sch A Project Area Financial Information

Attachment 2

Project Area NORTH BAY

Type: Inside Project Area

Status: Active

Plan Adoption: 1998

Plan Expiration Year: 2028

<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$2,526,001	\$505,200	\$505,200	\$0	\$0	\$505,200	20.00%	\$0
Repayment					\$0		
<u>Category</u>							
Interest Income					\$28,066		
Loan Repayments					\$200,000		
Debt Proceeds					\$2,500,000		
Total Additional Revenue					\$2,728,066		
Total Housing Fund Deposits for Project Area					\$3,233,266		

Project Area NORTH PARK

Type: Inside Project Area

Status: Active

Plan Adoption: 1997

Plan Expiration Year: 2027

<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$2,065,855	\$413,171	\$413,171	\$0	\$0	\$413,171	20%	\$0
Repayment					\$0		
<u>Category</u>							
Interest Income					\$19,122		
Loan Repayments					\$101,000		
Total Additional Revenue					\$120,122		
Total Housing Fund Deposits for Project Area					\$533,293		

California Redevelopment Agencies- Fiscal Year 2002/2003
Project Area Contributions to Low and Moderate Income Housing Fund
Sch A Project Area Financial Information

Attachment 2

Project Area SAN YSIDRO							
Type: Inside Project Area				Status: Active			
Plan Adoption: 1996				Plan Expiration Year: 2026			
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$1,489,510	\$297,902	\$297,902	\$0	\$0	\$297,902	20%	\$0
Repayment					\$0		
<u>Category</u>							
Interest Income					\$22,785		
Total Additional Revenue					\$22,785		
Total Housing Fund Deposits for Project Area					\$320,687		

Project Area SOUTHCREST PROJECT							
Type: Inside Project Area		Status: Active		Resolution Date: 18-JUL-94			
Plan Adoption: 1986		Plan Expiration Year: 2028					
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$790,225	\$158,045	\$158,045	\$0	\$0	\$158,045	20%	\$0
Repayment					\$0		
<u>Category</u>							
Interest Income					\$1,014		
Debt Proceeds					\$14,753		
Total Additional Revenue					\$15,767		
Total Housing Fund Deposits for Project Area					\$173,812		

Agency Totals For All Project Areas:

<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$55,587,299	\$11,117,459.8	\$12,551,072	\$0	\$0	\$12,551,072	23%	\$0
Total Additional Revenue from Project Areas:					\$5,734,323		
Total Deferral Repayments:					\$0		
Total Deposit to Housing Fund from Project Areas:					\$18,285,395		

California Redevelopment Agencies - Fiscal Year 2002/2003
Sch A/B Project Area Program Information
SAN DIEGO CITY RDA

Attachment 2

Project Area: CENTRE CITY PROJECT

UNITS LOST

	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
<u>Reporting Period: Current</u>					
<u>Redevelopment</u>					
Category Households Removed - Elderly	0	1	0	0	1

Project Area: CITY HEIGHTS PROJECT

UNITS LOST

	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
<u>Reporting Period: Current</u>					
<u>Redevelopment</u>					
Category Bedrooms Lost - Required to be Replaced	91	34	0	0	125
Category Households Removed - Non Elderly	48	17	0	0	65
Category Units Lost - Required to be Replaced	48	17	0	0	65

REPLACEMENT HOUSING PLAN

<u>Report Period</u>	<u>Custodian Name</u>	<u>Adoption Date</u>
Current	Metro Village Housing Project	04-JUN-02

FUTURE UNIT CONSTRUCTION

<u>Contract Name</u>	<u>Execution Date</u>	<u>Estimated Completion Date</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
Metro Villas	07/09/02	07/08/04	118	0	0	118
Urban Village Town Homes	05/16/00	05/15/02	0	34	0	34

California Redevelopment Agencies - Fiscal Year 2002/2003
Sch A/B Project Area Program Information
SAN DIEGO CITY RDA

Attachment 2

Project Area: NORTH BAY

FUTURE UNIT CONSTRUCTION

<u>Contract Name</u>	<u>Execution Date</u>	<u>Estimated Completion Date</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
Morena Vista Project	01/21/03	01/20/05	0	0	18	18
Veterans Village Project	04/10/02	04/09/04	56	0	0	56

Project Area: NORTH PARK

UNITS LOST

	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
<u>Reporting Period: Next</u>					
<u>Other</u>					
Category Households Permanently Displaced - Non Elderly	10	0	0	0	10

REPLACEMENT HOUSING PLAN

<u>Report Period</u>	<u>Custodian Name</u>	<u>Adoption Date</u>
Next	Renaissance at North Park	05-AUG-02

FUTURE UNIT CONSTRUCTION

<u>Contract Name</u>	<u>Execution Date</u>	<u>Estimated Completion Date</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
Renaissance Senior Apartments	09/05/02	09/04/04	96	0	0	96
Renaissance at North Park	09/05/02	09/04/04	0	0	14	14

Project Area: SAN YSIDRO

FUTURE UNIT CONSTRUCTION

<u>Contract Name</u>	<u>Execution Date</u>	<u>Estimated Completion Date</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
Casitas de las Floricitas	05/20/03	05/01/04	0	8	0	8

Project Area Name: CENTRE CITY PROJECT

Project Name: CAMDEN TUSCANY

Address: 1670 Kettner Blvd. San Diego 92101

Owner Name: Camden Development

NON ASSISTED PROJECT UNITS

<u>New Construction Unit</u>	<u>Rehabilitation Unit</u>	<u>Building Permit Number</u>	<u>Building Permit Date</u>
163	0	99-0983	01-JAN-99

Project Name: CORTEZ HILL FAMILY CENTER

Address: 1449 Ninth Ave. San Diego 92101

Owner Name: City of San Diego

SPECIAL NEEDS UNITS

<u>Category</u>	<u>Sub Category</u>	<u>Count</u>
Special Need Unit	Special Needs	47
Special Need Unit	Transitional Housing	47

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Inclusionary</u>								
<u>Unit</u>								
Substantial Rehabilitation Post 1993								
Non-Agency	Rental	Non-Elderly	47	0	0	0	0	47
Unit Total			47	0	0	0	0	47

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
Redevelopment Funds	\$1,500,000
Federal Funds	\$2,600,000
State Funds	\$500,000

**California Redevelopment Agencies - Fiscal Year 2002/2003
Sch D General Project Information
SAN DIEGO CITY RDA**

Attachment 2

Project Area Name: CENTRE CITY PROJECT

Project Name: DOMA LOFTS AND TOWNS

Address: 1750 Kettner Blvd. San Diego 92101

Owner Name: CityMark Development

NON ASSISTED PROJECT UNITS

<u>New Construction Unit</u>	<u>Rehabilitation Unit</u>	<u>Building Permit Number</u>	<u>Building Permit Date</u>
124	0	40-0463	01-JAN-01

Project Name: ISLAND VILLAGE APARTMENTS

Address: 1225 Market St. San Diego 92101

Owner Name: Barone Galasso Associates

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Inclusionary</u>								
	<u>Unit</u>							
New Construction								
Non-Agency	Rental	Non-Elderly	84	196	0	0	0	280
		Unit Total	84	196	0	0	0	280

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
Redevelopment Funds	\$1,300,000
Other Local Funds	\$2,300,000
Private Funds	\$11,000,000
Owner Equity	\$870,000
TCAC/State Award	\$6,000,000

Project Area Name: CENTRE CITY PROJECT

Project Name: MARKET SQUARE MANOR

Address: 525 14th St.San Diego 92101

Owner Name: Senior Community Centers of San Diego

SPECIAL NEEDS UNITS

<u>Category</u>	<u>Sub Category</u>	<u>Count</u>
Special Need Unit	Special Needs	25
Special Need Unit	Disabled (Mental)	25

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Inclusionary</u>								
<u>Unit</u>								
New Construction								
Non-Agency	Rental	Elderly	200	0	0	0	0	200
Unit Total			200	0	0	0	0	200

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
Redevelopment Funds	\$2,500,000
Other Local Funds	\$2,000,000
TCAC/State Award	\$13,400,000

Project Name: PACIFIC TERRACE

Address: 330 "J" St.San Diego 92101

Owner Name: Intracorp

NON ASSISTED PROJECT UNITS

<u>New Construction Unit</u>	<u>Rehabilitation Unit</u>	<u>Building Permit Number</u>	<u>Building Permit Date</u>
53	0	99-0972	01-JAN-01

Project Name: PARK PLACE

Address: 700 West Harbor Dr.San Diego 92101

Owner Name: Bosa Development

NON ASSISTED PROJECT UNITS

<u>New Construction Unit</u>	<u>Rehabilitation Unit</u>	<u>Building Permit Number</u>	<u>Building Permit Date</u>
178	0	99-0476	01-JAN-00

Project Area Name: CENTRE CITY PROJECT

Project Name: RENAISSANCE

Address: **645 Front St.San Diego** 92101

Owner Name: **Lambert Development**

NON ASSISTED PROJECT UNITS

<u>New Construction Unit</u>	<u>Rehabilitation Unit</u>	<u>Building Permit Number</u>	<u>Building Permit Date</u>
109	0	98-1106	01-JAN-00

Project Name: TITAN

Address: **1944 State St.San Diego** 92101

Owner Name: **Jonathon Segal**

NON ASSISTED PROJECT UNITS

<u>New Construction Unit</u>	<u>Rehabilitation Unit</u>	<u>Building Permit Number</u>	<u>Building Permit Date</u>
21	0	41-0548	01-JAN-02

Project Name: TREO @ KETTNER

Address: **1277 Kettner Blvd.San Diego** 92101

Owner Name: **Intergulf Development**

NON ASSISTED PROJECT UNITS

<u>New Construction Unit</u>	<u>Rehabilitation Unit</u>	<u>Building Permit Number</u>	<u>Building Permit Date</u>
326	0	40-0124	01-JAN-00

Project Name: VICTORIAN HOUSE

Address: **1632 Union St.San Diego** 92101

Owner Name: **Sferra-Carini**

NON ASSISTED PROJECT UNITS

<u>New Construction Unit</u>	<u>Rehabilitation Unit</u>	<u>Building Permit Number</u>	<u>Building Permit Date</u>
0	8	99-0489	01-JAN-02

Project Area Name: CENTRE CITY PROJECT

Project Name: VILLA HARVEY MANDEL

Address: 72 Seventeenth St.San Diego 92101

Owner Name: St. Vincent de Paul

SPECIAL NEEDS UNITS

<u>Category</u>	<u>Sub Category</u>	<u>Count</u>
Special Need Unit	Special Needs	25
Special Need Unit	Disabled (Mental)	25

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Inclusionary</u>								
<u>Unit</u>								
New Construction								
Non-Agency	Rental	Non-Elderly	89	0	0	0	0	89
Unit Total			89	0	0	0	0	89

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
Redevelopment Funds	\$920,000
Other Local Funds	\$2,000,000
Private Funds	\$1,380,000
Owner Equity	\$800,000
TCAC/State Award	\$7,200,000

Project Area Name: CITY HEIGHTS PROJECT

Project Name: Home in the Heights

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Other Provided with LMIHF</u>								
	<u>Unit</u>							
Subsidy								
Non-Agency	Owner	Non-Elderly	0	9	0	0	0	9
Unit Total			0	9	0	0	0	9

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
Redevelopment Funds	\$350,000

Project Area Name: MT. HOPE PROJECT

Project Name: MT. HOPE HSG REHAB PROGRAM

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Other Provided with LMIHF</u>								
<u>Unit</u>								
Non-Substantial Rehabilitation								
Non-Agency	Owner	Non-Elderly	0	1	0	0	0	1
Other Assistance								
Non-Agency	Owner	Non-Elderly	20	22	2	0	0	44
Unit Total			20	23	2	0	0	45

Project Area Name: SOUTHCREST PROJECT

Project Name: SOUTHCREST HSG REHAB PROGRAM

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Other Provided with LMIHF</u>								
<u>Unit</u>								
Non-Substantial Rehabilitation								
Non-Agency	Owner	Non-Elderly	5	0	0	0	0	5
Other Assistance								
Non-Agency	Owner	Non-Elderly	5	0	0	0	0	5
Unit Total			10	0	0	0	0	10

SCHEDULE HCD E
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	1543
7. Substantially Rehabilitated Units	8
8. Subtotal - Baseline of Units (add lines 6 & 7)	1551
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	232
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	93
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	232
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	93

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: BARRIO LOGAN PROJECT

Project: BARRIO LOGAN DEMONSTRATION BLOCK

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: 101 MARKET

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: 235 ON MARKET

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: 4 C SQUARE

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: ANGOVE APTS.

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: CAMDEN TUSCANY

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	163
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	163
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	24
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	10
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	24
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	10

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: COLUMBIA / ELM APARTMENTS

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: CORTEZ HILL FAMILY CENTER

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: CROWN BAY

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: DATE STREET TOWNHOMES

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: DISCOVERY AT CORTEZ HILL

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: DOMA LOFTS AND TOWNS

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	124
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	124
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	19
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	8
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	19
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	8

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: EL CORTEZ APARTMENTS

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: ESSEX LOFTS

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: HORIZONS

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: ISLAND VILLAGE APARTMENTS

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	280
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	280
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	42
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	17

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	42
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	17

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: LIND A-2

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: LIND-C

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: LITTLE ITALY FAMILY HOUSING

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: MARKET SQUARE MANOR

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	200
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	200
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	30
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	12
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	30
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	12

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: MILLENIUM 3

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: MOTO VILLAS

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: NESMITH-GREELEY BUILDING

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: PACIFIC TERRACE

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	53
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	53
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	8
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	3
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	8
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	3

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: PARK PLACE

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	178
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	178
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	27
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	11
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	27
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	11

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: PARKLOFT PHASE I

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: PORTO SIENA

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: RENAISSANCE

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	109
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	109
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	16
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	6

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	16
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	6

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: ROWHOMES ON F STREET

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: SCRIPPS LOFTS

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: SECOND AVE APARTMENTS

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: SOLEIL COURT

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: SON OF KETTNER

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: THE HERITAGE

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: THREE IN A ROW HOMES

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: TITAN

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	21
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	21
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	3
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	1
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	3
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	1

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: TREO @ KETTNER

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	326
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	326
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	49
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	20

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	49
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	20

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: TROLLEY LOFTS

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: VICTORIAN HOUSE

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	0
7. Substantially Rehabilitated Units	8
8. Subtotal - Baseline of Units (add lines 6 & 7)	8
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	1
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	1
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: VILLA HARVEY MANDEL

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	89
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	89
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	13
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	5
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	13
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	5

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: VILLAGE PLACE APTS.

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: VILLAGE WALK

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: WATERFRONT

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: WATERFRONT

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CENTRE CITY PROJECT

Project: WILLIAM PENN BUILDING

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CITY HEIGHTS PROJECT

Project: HOME IN THE HEIGHTS

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CITY HEIGHTS PROJECT

Project: METRO VILLAS

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: CITY HEIGHTS PROJECT

Project: URBAN VILLAGE OFFICE & TOWNHOMES

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: MT. HOPE PROJECT

Project: MT. HOPE HSG REHAB PROGRAM

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: SAN YSIDRO

Project: CASITAS DE LAS FLORICITAS

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: SOUTHCREST PROJECT

Project: SOUTHCREST HSG REHAB PROGRAM

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

Attachment 2

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
(This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: NORTH PARK

Project: RENAISSANCE AT NORTH PARK

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: NORTH PARK

Project: RENAISSANCE SENIOR APARTMENTS

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: NORTH BAY

Project: MORENA VISTA PROJECT

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

SCHEDULE HCD E1
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
 (This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2002/2003

Agency: SAN DIEGO CITY RDA

Project Area: NORTH BAY

Project: VETERANS VILLAGE PROJECT

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low</u> Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	0
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0

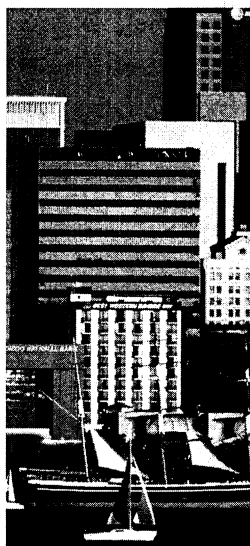
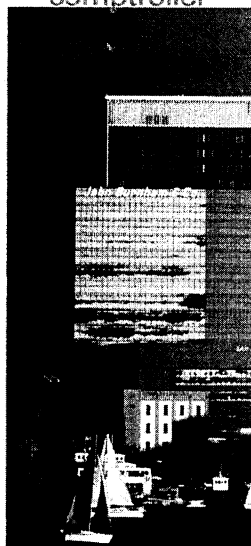
PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

The City of San Diego
Redevelopment Agency

ATTACHMENT 3
REDEVELOPMENT AGENCY, ANNUAL
FINANCIAL REPORT FOR YEAR ENDING
JUNE 30, 2003

City of San Diego
comptroller



redevelopment agency | annual financial report
of the city of san diego fiscal year ending june 30, 2003

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO

ANNUAL FINANCIAL REPORT
YEAR ENDED JUNE 30, 2003

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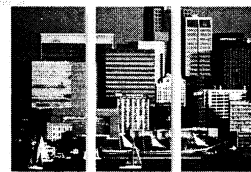
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City of San Diego
OFFICE OF
COMPTROLLER

Introductory Section





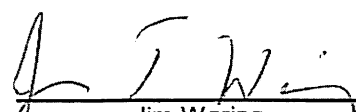
May 16, 2007

Honorable Members of the Agency:

The Annual Financial Report on all projects of the Redevelopment Agency of the City of San Diego for the year ended June 30, 2003, is presented in accordance with the Community Redevelopment Law (§33,000 et seq., of the Health and Safety Code of the State of California).

All expenditures and revenues for these projects have been reported for in accordance with generally accepted accounting principles in the United States applicable to municipalities, and all financial transactions occurring during the year were made in accordance with the redevelopment laws of the State of California.

Respectfully submitted,



Jim Waring
Assistant Executive Director



Jay M. Goldstone
Chief Financial Officer



Gregory Levin
Comptroller

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
ROSTER OF OFFICIALS
AS OF YEAR ENDED JUNE 30, 2003

BOARD OF DIRECTORS

Dick Murphy
Chairperson

Board Members:

Scott Peters
Michael Zucchet
Toni Atkins
Charles Lewis
Brian Maienschein
Donna Frye
Jim Madaffer
Ralph Inzunza

OFFICIALS

Michael T. Uberuaga
Executive Director

Ed Ryan
Auditor and Comptroller

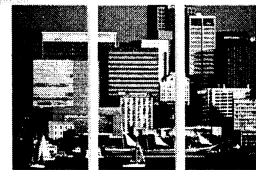
Charles G. Abdelnour
Secretary

Mary Vattimo
Treasurer

Casey Gwinn
General Counsel

City of San Diego
comptroller

Financial Section





MACIAS GINI & O'CONNELL LLP
CERTIFIED PUBLIC ACCOUNTANTS & MANAGEMENT CONSULTANTS

3000 S Street, Suite 300
Sacramento, CA 95816

2175 N. California Boulevard, Suite 645
Walnut Creek, CA 94596

515 S. Figueroa Street, Suite 325
Los Angeles, CA 90071

402 West Broadway, Suite 400
San Diego, CA 92101

Board of Directors
Redevelopment Agency of the
City of San Diego
San Diego, California

INDEPENDENT AUDITOR'S REPORT

We have audited the accompanying financial statements of the governmental activities, each major fund and the aggregate remaining fund information of the Redevelopment Agency of the City of San Diego, California (Agency), a component unit of the City of San Diego, California, as of and for the fiscal year ended June 30, 2003, which collectively comprise the Agency's basic financial statements as listed in the accompanying table of contents. These financial statements are the responsibility of the Agency's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control over financial reporting. Accordingly, we express no such opinion. An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund and the aggregate remaining fund information of the Agency as of June 30, 2003, and the respective changes in financial position for the fiscal year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated May 24, 2007, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The management's discussion and analysis information on pages 4 through 12 is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Agency's basic financial statements. The Introductory Section, Combining Fund Statements and Schedules - Nonmajor Governmental Funds and the Supplemental Information Section are presented for purposes of additional analysis and are not a required part of the basic financial statements. The Combining Fund Statements and Schedules - Nonmajor Governmental Funds identified in the accompanying table of contents has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole. The Introductory Section and the Supplemental Information Section has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on it.

Macias Jini & O'Connell LLP

Certified Public Accountants

Los Angeles, California
May 24, 2007

Management's Discussion and Analysis

MANAGEMENT'S DISCUSSION AND ANALYSIS
(Unaudited)
(Dollar Amounts)
June 30, 2003

As management of the City of San Diego (the "City"), we offer readers of the Redevelopment Agency (the "Agency") financial statements this narrative overview and analysis of the financial activities of the Agency for the fiscal year ended June 30, 2003. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our Letter of Transmittal, which can be found on page vii of this report.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements. The Agency's basic financial statements are comprised of three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. This report also contains required and other supplementary information in addition to the basic financial statements themselves.

Government-wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the Agency's finances, in a manner similar to a private-sector business.

The Statement of Net Assets presents information on all of the Agency's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating.

The Statement of Activities presents information showing changes in the Agency's net assets during the most recent fiscal year. All changes in net assets are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. The focus is on both gross and net cost of Agency functions, which are supported by general revenues. This statement also displays functions of the Agency that are principally supported by taxes, private contributions, and intergovernmental revenues (governmental activities). The governmental activities of the Agency include General Government and Support; Parks, Recreation, Culture and Leisure; and Neighborhood Services. The Agency does not engage in business-type activities.

The government-wide financial statements exclusively include the Agency (known as the Primary Government) with no legally separate, discretely presented component units. The government-wide financial statements can be found on pages 14-15 of this report.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Agency, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All funds of the Agency are combined into the governmental funds category.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable

resources, as well as balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Agency maintains individual governmental funds. Information is presented separately in the Governmental Funds Balance Sheet and in the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances for the Centre City Project Area Other Special Revenue Fund, Debt Service Fund, and Capital Project Fund, all of which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The basic governmental fund financial statements can be found on pages 16-20 of this report.

Notes to the Basic Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the basic financial statements can be found beginning on page 22 of this report.

Other Information

In addition to the basic financial statements and accompanying notes, combining fund statements and schedules for nonmajor governmental funds can be found beginning on page 48 of this report. In addition, assessed valuation information for each project area can be found beginning on page 94 of this report.

The "Independent Auditor's Report on Internal Control and Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*" can be found on page 84 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

SUMMARY OF NET ASSETS

	Governmental Activities		Dollar	Percent
	2003	2002 (Restated)*	Increase (Decrease)	Increase (Decrease)
Current and Other Assets	\$ 309,299,184	\$ 275,940,555	\$ 33,358,629	12%
Capital Assets	90,826,890	77,644,728	13,182,162	17%
Total Assets	400,126,074	353,585,283	46,540,791	13%
Current and Other Liabilities	59,830,500	42,795,552	17,034,948	40%
Net Long-Term Liabilities	550,057,403	525,307,755	24,749,648	5%
Total Liabilities	609,887,903	568,103,307	41,784,596	7%
Net Assets				
Invested in Capital Assets, Net of Related Debt	(967,468)	(740,139)	(227,329)	31%
Restricted	49,590,440	40,145,774	9,444,666	24%
Unrestricted	(258,384,801)	(253,923,659)	(4,461,142)	2%
Total Net Assets	\$ (209,761,829)	\$ (214,518,024)	\$ 4,756,195	-2%

* Certain prior year amounts have been reclassified to conform to current year presentation or to reflect changes resulting from prior period restatements (see Prior Period Restatement Note 11 on page 41-43).

As noted earlier, net assets may serve over time as a useful indicator of a government's financial position. In the case of the Agency, liabilities exceeded assets at June 30, 2003, by approximately \$209.8 million.

The deficit in the Agency's Investment in Capital Assets, Net of Related Debt is approximately \$1 million, or about half of 1% of Total Net Assets. The deficit is due to the fact that all Capital Assets of the Agency have been purchased with debt that is outstanding. The deficit represents accumulated depreciation on the Agency's structures, improvements and equipment. The decrease of approximately \$0.2 million, or about 31% over the prior year, represents the current year depreciation expense.

The Agency's Restricted Net Assets of approximately \$49.6 million represent resources that are subject to external restrictions on how they may be used. Restricted Net Assets increased by approximately \$9.5 million over the prior year, or about 24%, primarily due to an increase in the low and moderate income housing fund balance which is restricted. In Fiscal Year 2003, low and moderate income housing fund revenue increased by approximately \$3.1 million over the prior year due to overall tax increment growth for the Agency, increasing the 20% low to moderate income housing set a side. Also contributing to the increase in revenue was a greater allocation of tax increment revenue for low and moderate income housing projects from the Horton Plaza Redevelopment Project Area. In addition, low and moderate income housing fund balance increased in the current year due to an overall decrease in expenditures related to low and moderate income housing projects of approximately \$4.6 million over the prior year.

There are two major factors contributing to the Agency's deficit of approximately \$258.4 million in unrestricted net assets. First, the Agency has used long term debt to acquire properties that have been sold to developers or conveyed to the City at a loss. Second, the Agency uses a majority of the borrowed funds for activities such as public improvements, public parking, community development activities,

commercial and retail projects, housing, and rehabilitation of properties not owned by the Agency. The Agency has approximately \$315.5 million in bonds outstanding, \$221.4 million in outstanding loans due to the City of San Diego, and \$24.6 million of other debt, including loans from developers. The Agency borrows from the City mostly during the initial stages of a Project Area, then issues bonds or incurs other long-term debt to finance a substantial portion of its development activities. In addition to the public purpose of these activities, they are designed to generate additional tax increment revenues, a portion of which is used by the Agency to repay outstanding debt and finance additional projects.

CHANGES IN NET ASSETS

	Governmental Activities		Dollar	Percent
	2003	2002	Increase	Increase
		(Restated)*	(Decrease)	(Decrease)
Revenues:				
Program Revenues				
Operating Grants and Contributions	\$ 3,112,944	\$ 1,874,746	\$ 1,238,198	66%
Capital Grants and Contributions	13,529,334	15,110,872	(1,581,538)	-10%
General Revenues				
Property Taxes	55,587,299	45,653,995	9,933,304	22%
Grants and Contributions Not Restricted to Specific Programs	986,675	736,712	249,963	34%
Revenue from Use of Money and Property	10,020,058	10,564,140	(544,082)	-5%
Gain on Land Held for Resale	25,163	10,300,744	(10,275,581)	-100%
Total Revenues	83,261,473	84,241,209	(979,736)	-1%
Expenses:				
General Government and Support	29,631,019	17,543,609	12,087,410	69%
Parks, Recreation, Culture and Leisure	322,064	322,064	-	0%
Neighborhood Services	23,404,175	104,194,451	(80,790,276)	-78%
Interest on Long-Term Debt	25,148,020	29,903,064	(4,755,044)	-16%
Total Expenses	78,505,278	151,963,188	(73,457,910)	-48%
Change in Net Assets	4,756,195	(67,721,979)	72,478,174	-107%
Net Assets, July 1, as restated	(214,518,024)	(146,796,045)	(67,721,979)	46%
Net Assets, June 30, as restated	\$ (209,761,829)	\$ (214,518,024)	\$ 4,756,195	-2%

* Certain prior year amounts have been reclassified to conform to current year presentation or to reflect changes resulting from prior period restatements (see Prior Period Restatement Note 11 on page 41-43).

Governmental Activities

Governmental activities increased the Agency's net assets by approximately \$4.8 million. Key elements of this increase are as follows:

- Operating Grants and Contributions revenue increased approximately \$1.2 million, or about 66%, due in part to a reimbursement received from a developer of \$0.7 million for planning, administrative and legal costs related to the Naval Training Center Project. In addition, interest revenue from notes to developers increased by approximately \$0.2 million in FY03 when compared to FY02.

- Revenues from Capital Grants and Contributions decreased in FY03 by approximately \$1.6 million, or about 10%, due to higher contributions received for redevelopment activity related to the Ballpark in FY02.
- Property Tax revenues increased approximately \$9.9 million, or about 22%, due to increases in assessed property valuations in various project areas. Of the total increase, approximately \$5.5 million is due to increased property values in the Centre City Redevelopment Project Area as a result of Ballpark development in the East Village and completion of various projects in the Little Italy, Cortez Hill, Columbia, and Marina neighborhoods. Increased property values in City Heights due to development of the Urban Village and Regional Transportation Center accounted for approximately \$2 million of the increase in tax revenue.
- General Government and Support expense increased approximately \$12.1 million, or about 69%, due to a \$3.9 million increase in taxing agency payments, including payments to the State of California's Educational Revenue Augmentation Fund (ERAF). The remainder of the increase is largely the result of planning and survey expenditures and administrative costs due to increased redevelopment activity in various project areas, most substantially in City Heights and Centre City.
- Neighborhood Services expense decreased by approximately \$80.8 million, or about 78%. In FY02 the conveyance of the ballpark capital asset to the City resulted in a \$60 million loss for the Centre City Capital Project Fund. Also in FY02, the Naval Training Center was conveyed from the City to the Redevelopment Agency in exchange for an \$8.3 million note. This resulted in an increase of Neighborhood Services expense of the same amount. In addition, loans from developers received in fiscal year 2002 related to projects in the Centre City and San Ysidro project areas resulted in higher Neighborhood Services expense of approximately \$4.8 million in the prior fiscal year. In addition, there was a decrease of \$2.6 million in Rehabilitation expenses in fiscal year 2003 mostly due to higher rehabilitation costs incurred during fiscal year 2002 in the Centre City Project Area.
- Interest on long-term debt decreased by approximately \$4.8 million, or about 16%, resulting from a City loan repayment from the Centre City Project Area which occurred in the prior year.

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

As noted earlier, the Agency uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

All of the Agency's funds are governmental funds, the focus of which is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Agency's near-term financing requirements. In particular, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of June 30, 2003, the Agency's governmental funds reported combined ending fund balances of approximately \$281.6 million, an increase of \$21.5 million, or 8.2%, from the prior year. The increase is attributed in part to an increase of tax increment revenues, which provided total revenue growth of \$9.9 million, or about 22%, over the prior year. In addition, real estate asset acquisition expenditures decreased by approximately \$12 million, or about 52%, mostly due to land purchases related to the Ballpark Redevelopment Project in the Centre City Project Area. Approximately 38%, or \$108.4 million of the combined fund balances, constitutes unreserved fund balances, which is available for spending at the Agency's discretion. The remainder of fund balance is reserved to indicate that it is not available for new spending because it has already been committed (1) to liquidate contracts and purchase orders of the period, (2) to pay debt service, or (3) for a variety of other restricted purposes.

Centre City Other Special Revenue Fund. The Centre City Other Special Revenue fund is used to account for revenues such as tax increment and parking revenue. The expenditures recorded in this fund

are primarily for tax sharing agreements with other Governmental Agencies. This fund also accounts for the receipt of bond proceeds and transfers to the Centre City Capital Project Fund and Centre City Debt Service Fund. The fund balance at June 30, 2003 amounted to approximately \$60.2 million which is an increase of \$0.8 million, or about 1.4% over the prior year. Although the fund balance remained relatively constant from year to year, there were significant transactions in FY03 worth noting. The issuance of the 2003 Tax Allocation Bonds and the 2003 Parking Revenue Bonds increased fund balance by approximately \$29.1 million. This increase was offset by transfers to the Centre City Capital Project Fund and the Centre City Debt Service Fund.

Centre City Debt Service Fund. The Centre City Debt Service fund is used to record debt-related activity such as debt service payments, investment activity for bonds held with a fiscal agent, and bond issuance costs associated with the Centre City Redevelopment Project Area. At the end of the fiscal year, the Centre City Debt Service fund had a total balance of approximately \$24.9 million of which \$24.7 million is reserved for debt service and the balance of \$0.2 million is unreserved, yet designated for unrealized gains. The fund balance showed an increase of approximately \$5.1 million from the prior year as a result of an increase of \$3.7 million in the reserve accounts related to the two new bond issuances. In addition, tax increment revenue allocated to the fund increased by \$1.5 million when compared to the prior year.

Centre City Capital Project Fund. The Centre City Capital Project fund is used to account for redevelopment expenditures related to various ongoing projects in the Centre City Redevelopment Project Area, with the use of such funding sources as tax increment, bond proceeds, and developer contributions. At the end of the fiscal year, the Centre City Capital Projects Fund had a total balance of approximately \$91.5 million, which is an increase of \$11.4 million over the prior year, or about 14.2%. The increase was due in part to \$18.5 million in parking revenue bond proceeds transferred from the Centre City Special Revenue fund for expenditures related to the 6th and L Parking Structure Project. In addition, \$3.8 million in developer contributions were received for this same project. This increase was offset by land acquisitions related to the Ballpark project totaling \$12.6 million.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

Capital assets of governmental funds are capitalized at the government-wide level and not at the fund level. Differences between the fund and government-wide statements reporting for these governmental assets will be explained in both the reconciliation and the accompanying notes to the financial statements (See Note 2).

The Agency's investment in capital assets, net of accumulated depreciation, for governmental activities for the year ended June 30, 2003, amounts to approximately \$90.8 million, representing an overall increase in the Agency's investment in capital assets of 17% over the previous year. The increase is primarily due to purchases of land in the Centre City East Village, Linda Vista, North Bay, North Park, and Naval Training Center areas, including the purchase of Tailgate Park for \$12.6 million.

REDEVELOPMENT AGENCY CAPITAL ASSETS, NET OF ACCUMULATED DEPRECIATION

	Governmental Activities	
	2003	2002 (Restated)
Land	\$ 82,869,108	\$ 69,534,228
Structures and Improvements	7,701,216	7,903,880
Equipment	256,566	206,620
Total	<u>\$ 90,826,890</u>	<u>\$ 77,644,728</u>

HIGHLIGHTS OF FISCAL YEAR 2003 CAPITAL IMPROVEMENT ACTIVITIES

Governmental Activities

Agency-wide

- Initiated a Comprehensive Affordable Housing Strategy, and issued a Notice of Funding Availability of \$55 million to provide funds for the development of new affordable housing units in the City, with six project submissions received.

Barrio Logan Redevelopment Project Area

- Conveyed land and began construction on Chuey's Restaurant expansion.
- Approved Disposition and Development Agreement with Barrio Logan Properties for multi-phased mixed use project containing affordable housing.

Central Imperial Redevelopment Project Area

- Completed public improvements for Valencia Business Park and entered into a Disposition and Development Agreement for development of an additional 60,000 square feet of light-industrial space.

Centre City Redevelopment Project Area

- Completed four developments in the Little Italy neighborhood, consisting of 419 homes and 15,000 square feet of retail space.
- Completed three residential projects with 327 market-rate homes in the Marina District.
- Concluded four projects in the East Village, comprised of 237 market-rate units and 370 affordable homes.
- Added 40,000 square feet of retail space and 33 homes in the Core neighborhood.
- Completed four Cortez Hill developments comprised of 345 market-rate and 45 affordable homes.
- Concluded three Columbia District projects consisting of the 261-room W Hotel and 334 homes.
- Finished 34,000 square foot Borders Books retail store in the Gaslamp Quarter.
- Completed approximately \$3 million of public infrastructure improvements, including Gaslamp Quarter pop-outs and Trolley Station expansion, East Village street light improvements, and Core District sidewalk improvements along Fourth, Fifth, and Sixth Avenues. City Heights Redevelopment Project Area.
- Completed construction of the Urban Village Town Homes and Office portion of the Urban Village Project, including a six-story office building, multi-story parking garage, and 116 new town home residential units.
- Implemented agreements and acquired property for the Metro Villas affordable housing project and Metro Career Center.
- Expanded the Home in the Heights First Time Homebuyer Assistance Program.

College Community Redevelopment Project Area

- Entered into an Exclusive Negotiating Agreement with SDSU Foundation for the Paseo Mixed Use project.

Crossroads Redevelopment Project Area

- Adopted new Crossroads redevelopment project area.

Mount Hope Redevelopment Project Area

- Purchased and demolished former Urban League structures in order to initialize redevelopment of the Market Street Corridor between Boundary Street and Interstate 805.

Naval Training Center (NTC) Redevelopment Project Area

- Broke ground for the NTC office district containing two two-story buildings comprised of 100,000 square feet of office space.
- Approved a rehabilitation agreement with NTC Foundation to provide funds for rehabilitation of historic buildings.

North Bay Redevelopment Project Area

- Approved agreements to provide assistance for affordable housing related to the Morena Vista Transit-Oriented Development Project.

North Park Redevelopment Project Area

- Initiated seismic retrofit of historic North Park Theatre to prepare for rehabilitation and re-use as a live theatre venue.
- Entered into a Disposition and Development Agreement for Renaissance at North Park and authorized Agency assistance for affordable housing and public improvements.

San Ysidro Redevelopment Project Area

- Approved second five-year implementation plan for San Ysidro.
- Approved Owner Participation Agreement with Casa Familiar to provide assistance for the Casitas de las Florecitas affordable housing project.

LONG TERM DEBT

At June 30, 2003, the Agency had total long-term debt of \$561.5 million. Of this amount, \$32.1 million is secured by specified revenue sources (revenue bonds) and \$283.3 million is comprised of tax allocation bonds. The remainder of the Agency's debt represents contracts payable, notes payable, and loans payable.

**REDEVELOPMENT AGENCY
OUTSTANDING DEBT**

	Governmental Activities	
	2003	2002 *
Revenue Bonds	\$ 32,140,000	\$ 11,870,000
Tax Allocation Bonds	283,309,863	271,817,015
Contracts Payable	1,882,309	3,713,609
Notes Payable	19,930,755	23,821,281
Loans Payable	224,272,921	214,085,850
Total	<u>\$ 561,535,848</u>	<u>\$ 525,307,755</u>

* Certain prior year amounts have been reclassified to conform with current year presentation or to reflect changes resulting from prior period restatements (see Prior Period Restatement Note 11 on page 41-43).

In August 2002, the Agency issued \$3 million of Tax Allocation Bonds for the purpose of refunding a portion of certain loans previously used to finance public improvements in the Mount Hope

Redevelopment Project Area. The bonds were issued with a Aaa rating from Moody's Investors Service and a AAA rating from Standard and Poor's.

In January 2003, the Agency issued \$20.5 million of Parking Revenue Bonds to finance various redevelopment activities in the Centre City Project Area. The bonds were issued with a Baa2 rating from Moody's Investors Service and a A- rating from Fitch, Inc.

In January 2003, the Agency issued \$31 million of Tax Allocation Bonds to refund outstanding 1992 tax allocation bonds and to finance various redevelopment activities in the Centre City Project Area. The bonds were issued with Aaa and AAA ratings from Moody's Investors Service and Fitch, Inc., respectively.

Additional information about the Agency's long-term debt can be found in the accompanying note 5 to the financial statements.

REQUESTS FOR INFORMATION

This financial report was designed to provide a general overview of the Agency's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the City Auditor and Comptroller, 202 C Street MS6A, San Diego, CA 92101 or e-mailed to the City Auditor and Comptroller at auditor@sandiego.gov. This financial report is also available on the City's website at www.sandiego.gov, under the Auditor and Comptroller department.

* * *

Basic Financial Statements
Component Unit

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
STATEMENT OF NET ASSETS
June 30, 2003

	Governmental Activities
ASSETS	
Cash or Equity in Pooled Cash and Investments	\$ 132,577,381
Cash and Investments With Fiscal Agent	36,088,284
Investments at Fair Value	67,242,016
Receivables:	
Taxes.....	1,647,500
Notes	28,013,495
Accrued Interest	443,025
Working Capital Advances:	
Centre City Development Corporation.....	600,000
Southeastern Economic Development Corporation.....	158,977
Land Held for Resale	39,568,208
Prepaid Items and Deposits.....	3,116
Deferred Charges	2,957,182
Capital Assets - Non-Depreciable	82,869,108
Capital Assets - Depreciable	7,957,782
TOTAL ASSETS	400,126,074
LIABILITIES	
Accounts Payable	5,032,317
Interest Accrued on Long-Term Debt	4,915,001
Long-Term Liabilities Due Within One Year.....	11,224,225
Due to Other Agencies	6,900,000
Sundry Trust Liabilities	4,963,462
Short-Term Note Payable	2,595,495
Land Acquisition Credit	24,200,000
Long Term Liabilities Due After One Year:	
Contracts Payable	1,714,867
Notes Payable	17,897,238
Loans Payable	223,273,971
Net Bonds Payable	307,171,327
TOTAL LIABILITIES	609,887,903
NET ASSETS	
Invested in Capital Assets, net of Related Debt	(967,468)
Restricted for:	
Low and Moderate Income Housing.....	49,590,440
Unrestricted (Deficit).....	(258,384,801)
TOTAL NET ASSETS	\$ (209,761,829)

The accompanying notes are an integral part of the financial statements.

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
STATEMENT OF ACTIVITIES
Year Ended June 30, 2003

		Program Revenues		Net Revenue (Expenses) and Changes in Net Assets
Functions/Programs	Expenses	Operating Grants and Contributions	Capital Grants and Contributions	Total Governmental Activities
Primary Government:				
Governmental Activities:				
General Government and Support	\$ 29,631,019	\$ 971,240	\$ -	\$ (28,659,779)
Parks, Recreation, Culture and Leisure	322,064	-	-	(322,064)
Neighborhood Services	23,404,175	1,314,190	13,529,334	(8,560,651)
Interest on Long-Term Debt	25,148,020	827,514	-	(24,320,506)
TOTAL GOVERNMENTAL ACTIVITIES	<u>\$ 78,505,278</u>	<u>\$ 3,112,944</u>	<u>\$ 13,529,334</u>	<u>(61,863,000)</u>
General Revenue and Transfers:				
Property Taxes				55,587,299
Grants and Contributions Not Restricted to Specific Programs				986,675
Revenue from Use of Money and Property				10,020,058
Gain on Sale of Land Held for Resale				25,163
TOTAL GENERAL REVENUES AND TRANSFERS				<u>66,619,195</u>
CHANGE IN NET ASSETS				4,756,195
Net Assets at Beginning of Year, as Restated (Note 11).....				<u>(214,518,024)</u>
NET ASSETS AT END OF YEAR				\$ (209,761,829)

The accompanying notes are an integral part of the financial statements.

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
BALANCE SHEET
GOVERNMENTAL FUNDS
June 30, 2003

	<u>Special Revenue</u> Other Centre City	<u>Debt Service</u> Centre City
ASSETS		
Cash or Equity in Pooled Cash and Investments.....	\$ 59,465,974	\$ 278,427
Cash and Investments with Fiscal Agent.....	-	23,401,951
Investments at Fair Value.....	46,765,438	-
Receivables:		
Taxes.....	704,895	-
Notes and Contracts.....	-	-
Interest.....	150,119	28,218
From Other Funds.....	-	1,189,329
Working Capital Advances:		
Centre City Development Corporation.....	-	-
Southeastern Economic Development Corporation.....	-	-
Land Held for Resale.....	-	-
Prepaid Items and Deposits.....	-	3,116
TOTAL ASSETS.....	\$ 107,086,426	\$ 24,901,041
LIABILITIES		
Accounts Payable.....	\$ -	\$ -
Deferred Revenue.....	-	-
Due to Other Funds.....	46,882,201	-
Due to Public Facilities Financing Authority.....	-	-
Sundry Trust Liability.....	-	-
Notes Payable.....	-	-
TOTAL LIABILITIES.....	46,882,201	-
FUND EQUITY		
Fund Balances:		
Reserved for Land Held for Resale.....	-	-
Reserved for Encumbrances.....	-	-
Reserved for Advances and Deposits.....	-	-
Reserved for Low and Moderate Income Housing.....	-	-
Reserved for Debt Service.....	-	24,710,932
Unreserved:		
Reported in Special Revenue Funds:		
Designated for Unrealized Gain.....	294,657	-
Designated for Debt Services.....	45,655,116	-
Designated for Subsequent Years' Expenditures.....	385,547	-
Undesignated.....	13,868,905	-
Reported in Debt Service Funds:		
Designated for Unrealized Gain.....	-	190,109
Reported in Capital Project Funds:		
Designated for Unrealized Gain.....	-	-
Designated for Subsequent Years' Expenditures.....	-	-
Undesignated.....	-	-
TOTAL FUND EQUITY.....	60,204,225	24,901,041
TOTAL LIABILITIES AND FUND EQUITY.....	\$ 107,086,426	\$ 24,901,041

The accompanying notes are an integral part of the financial statements.

Capital Projects	Other	Total
Centre City	Governmental	Governmental
Funds	Funds	Funds
\$ 25,442,362	\$ 47,390,618	\$ 132,577,381
-	12,686,333	36,088,284
3,477,558	16,999,020	67,242,016
-	942,605	1,647,500
6,710,915	21,302,580	28,013,495
60,805	203,883	443,025
45,692,872	10,961,726	57,843,927
325,000	275,000	600,000
-	158,977	158,977
24,954,481	14,613,727	39,568,208
-	-	3,116
<u>\$ 106,663,993</u>	<u>\$ 125,534,469</u>	<u>\$ 364,185,929</u>

\$ 1,390,709	\$ 3,387,404	\$ 4,778,113
2,090,000	3,443,278	5,533,278
-	10,961,726	57,843,927
6,900,000	-	6,900,000
4,756,537	206,925	4,963,462
-	2,595,495	2,595,495
<u>15,137,246</u>	<u>20,594,828</u>	<u>82,614,275</u>

24,954,481	14,613,727	39,568,208
39,436,841	30,734,343	70,171,184
325,000	433,977	758,977
-	19,265,482	19,265,482
-	18,687,114	43,398,046
-	104,882	399,539
-	15,158,436	60,813,552
-	27,991	413,538
-	9,996,842	23,865,747
-	211,703	401,812
65,921	9,881	75,802
23,295,794	2,633,723	25,929,517
3,448,710	(6,938,460)	(3,489,750)
<u>91,526,747</u>	<u>104,939,641</u>	<u>281,571,654</u>
<u>\$ 106,663,993</u>	<u>\$ 125,534,469</u>	

Amounts reported for governmental activities in the Statement of Net Assets are different because:

Capital Assets used in governmental activities are not financial resources and therefore are not reported in the funds. 90,826,890

Other long-term assets and liabilities are not financial resources and therefore are not reported in the funds 8,490,460

Some liabilities are not due and payable in the current period and therefore are not reported in the funds. (590,650,833)

Net Assets of Governmental Activities \$ (209,761,829)

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
Year Ended June 30, 2003

	Special Revenue Other Centre City	Debt Service Centre City	Capital Projects Centre City
REVENUES			
Tax Increments.....	\$ 7,158,096	\$ 16,000,536	\$ 4,228,152
Interest.....	2,834,381	402,621	1,135,642
Rents.....	-	-	857,790
Private Sources.....	-	233,600	10,115,808
City Participation.....	849,934	226,363	963,964
Other Revenue.....	-	-	434,107
TOTAL REVENUES.....	10,842,411	16,863,120	17,735,463
EXPENDITURES			
Current:			
Administration.....	-	-	4,667,062
Legal.....	-	-	1,292,784
Plans and Surveys.....	-	-	3,595,492
Acquisition Expenditure.....	-	-	77,925
Real Estate/Fixture Purchases.....	-	-	12,911,332
Property Management.....	-	-	192,720
Relocation.....	-	-	122,833
Rehabilitation.....	-	-	1,242,855
Site Clearance.....	-	-	114,423
Project Improvements.....	-	-	11,762,791
Promotions and Marketing.....	-	-	53,648
Bond Sale Expenditure.....	-	944,726	-
Program Management.....	-	-	2,124,318
Rehabilitation Loans.....	-	-	-
Housing Subsidies.....	-	-	-
Tax Sharing Payments.....	1,408,315	-	-
ERAF Payments.....	620,217	-	-
Other.....	-	-	322,064
City Capital Outlay.....	-	-	617,900
Debt Service:			
Principal.....	-	11,780,948	-
Interest.....	-	10,864,450	-
TOTAL EXPENDITURES.....	2,028,532	23,590,124	39,098,147
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	8,813,879	(6,727,004)	(21,362,684)
OTHER FINANCING SOURCES (USES)			
Proceeds from Bonds, Developer Loans and Notes.....	29,085,000	22,430,000	-
Loans from the City of San Diego.....	-	-	4,691,488
Transfers from Other Funds.....	438,144	7,469,623	1,574,479
Transfers from Bond Proceeds.....	-	36,437	36,804,322
Transfers from Escrow Agent.....	-	457,200	-
Return of Public Facilities Financing Authority Contribution.....	-	-	(3,900,000)
Contribution to the Housing Commission.....	-	-	-
Discount on Bonds Issued.....	-	(124,341)	-
Premium on Bonds Issued.....	-	278,568	-
Transfers to Other Funds.....	(37,510,382)	(439,175)	(6,373,448)
Payments to Bond Escrow Agents.....	-	(18,277,208)	-
TOTAL OTHER FINANCING SOURCES (USES).....	(7,987,238)	11,831,104	32,796,841
NET CHANGE IN FUND BALANCES.....	826,641	5,104,100	11,434,157
Fund Balances at July 1, 2002, as Restated.....	59,377,584	19,796,941	80,092,590
FUND BALANCES AT JUNE 30, 2003.....	\$ 60,204,225	\$ 24,901,041	\$ 91,526,747

The accompanying notes are an integral part of the financial statements.

Other Governmental Funds	Total Governmental Funds
\$ 28,200,515	\$ 55,587,299
3,534,849	7,907,493
1,254,775	2,112,565
1,183,910	11,533,318
2,754,165	4,794,426
986,448	1,420,555
<u>37,914,662</u>	<u>83,355,656</u>
9,398,674	14,065,736
1,343,475	2,636,259
1,705,868	5,301,360
407,221	485,146
99,704	13,011,036
203,029	395,749
26,628	149,461
187,235	1,430,090
8,123	122,546
5,426,870	17,189,661
11,586	65,234
287,113	1,231,839
97,207	2,221,525
1,615,000	1,615,000
2,606,000	2,606,000
1,828,680	3,236,995
731,838	1,352,055
-	322,064
2,765,019	3,382,919
6,435,155	18,216,103
<u>6,819,621</u>	<u>17,684,071</u>
<u>42,004,046</u>	<u>106,720,849</u>
<u>(4,089,384)</u>	<u>(23,365,193)</u>
6,461,700	57,976,700
3,935,024	8,626,512
3,043,539	12,525,785
8,430,611	45,271,370
-	457,200
-	(3,900,000)
(221,000)	(221,000)
-	(124,341)
-	278,568
(13,474,150)	(57,797,155)
-	(18,277,208)
<u>8,175,724</u>	<u>44,816,431</u>
4,086,340	21,451,238
<u>100,853,301</u>	<u>260,120,416</u>
<u>\$ 104,939,641</u>	<u>\$ 281,571,654</u>

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
Year Ended June 30, 2003**

Net change in fund balances - total governmental funds (page 19)	\$ 21,451,238
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.	13,182,162
Revenues in the Statement of Activities that do not provide current financial resources are reported as deferred revenue in the funds.	2,557,334
The issuance of long-term debt (i.e. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.	(31,849,208)
Some expenses reported in the Statement of Activities do not require the use of current financial resources (i.e. interest on long-term debt, amortization of bond premiums and discounts), and therefore are not accrued as expenses in governmental funds.	(585,331)
Change in net assets of governmental activities (page 15)	<u>\$ 4,756,195</u>

The accompanying notes are an integral part of the financial statements.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2003**

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Redevelopment Agency of the City of San Diego ("Agency") have been prepared in conformity with generally accepted accounting principles ("GAAP") as applicable to governmental units. The Governmental Accounting Standards Board ("GASB") is responsible for establishing GAAP for state and local governments through its pronouncements. The significant accounting principles and policies utilized by the Agency are described below.

a. Scope of Financial Reporting Entity

The Agency was established by the City of San Diego Council in 1958 for the purpose of providing a method to revitalize deteriorated and blighted areas within designated areas of the City of San Diego ("City"). The Agency began functioning in 1969 pursuant to the Community Redevelopment Law of California as codified in the State of California Health and Safety Code.

Under GASB Statement No. 14, the Agency is considered a component unit of the City. The Agency's basic financial statements, which are presented as a blended component unit in the basic financial statements of the City, present an aggregation of funds associated with 17 redevelopment project areas. The redevelopment project areas are overseen by the Agency's three administrative units: Centre City Development Corporation ("CCDC"), Southeastern Economic Development Corporation, Inc. ("SEDC") and the Redevelopment Division of the City's Community and Economic Development Department.

CCDC and SEDC are non-profit corporations organized by the City to administer certain redevelopment projects (CCDC in downtown San Diego and SEDC in Southeast San Diego) as well as to provide redevelopment advisory services to the Agency. These activities are carried out pursuant to operating agreements with both the City and the Agency under which the City and the Agency agree to reimburse CCDC/SEDC for all eligible costs (as defined) incurred in connection with such activities.

The City Council, acting in accordance with the City Charter, the City's Municipal Code and applicable state laws, appoints the members of the Board of Directors of CCDC and SEDC and acts as the Agency's Board of Directors.

b. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the Statement of Net Assets and the Statement of Activities) report information on all of the non-fiduciary activities of the Agency. For the most part, the effect of interfund activity has been removed from these statements.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Taxes and other items not properly included among program revenues are reported instead as general revenues.

All funds presented in the fund financial statements are governmental funds. Major governmental funds are reported as separate columns in the fund financial statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The Agency reports the following major funds:

Centre City Other Special Revenue Fund – The Centre City Other Special Revenue Fund is used to account for specific revenue sources related to the Centre City Redevelopment Project Area such as tax increment revenue and bond proceeds. This fund also accounts for transfers to the Centre City Capital Project Fund, the Centre City Debt Service Fund and payments to Other Taxing Entities.

Centre City Debt Service Fund – The Centre City Debt Service Fund is used to account for the accumulation of resources for, and the payment of, long-term debt principal, interest, and related costs of the Centre City Redevelopment Project Area.

Centre City Capital Project Fund – The Centre City Capital Project Fund is used to account for costs associated with the acquisition of land held for resale, construction of major capital facilities, development and improvement of infrastructure and other public improvements in the Centre City Redevelopment Project Area.

Additionally, the Agency reports the following other governmental fund types:

Special Revenue Funds – Special revenue funds are used to account for proceeds of specific revenue sources (other than those for major capital projects) that are legally restricted to expenditures for specified purposes.

Debt Service Funds – Debt service funds are used to account for the accumulation of resources for, and the payment of, governmental activities long-term debt principal, interest, and related costs.

Capital Projects Funds – Capital projects funds are used to account for financial resources to be used for the acquisition or construction of major capital facilities.

All non-major governmental funds are accounted for and reported similarly to major governmental funds.

c. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. Expenditures are recognized when the related fund liability is incurred except for principal and interest of general long-term debt which are recognized when due.

Revenues which are considered susceptible to accrual include real property taxes, rents, and interest provided they are received within 60 days from the end of the fiscal year. Charges for services and miscellaneous revenues are recorded as revenues when received in cash because they are generally not measurable until actually received.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Amounts reported as program revenues include (1) operating grants and contributions, and (2) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes. As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements.

d. Tax Increment Revenue

Tax Increment Revenue represents those amounts derived each year from the receipt of taxes based on any increase in the taxable valuation of land, improvements and real property in a redevelopment project area over and above the base assessment roll for each redevelopment project area.

The County of San Diego (the "County") assesses, bills, and collects property taxes on behalf of numerous special districts and incorporated cities, including the Redevelopment Agency of the City of San Diego. The Agency's collections of current year's taxes are received through periodic apportionments from the County.

The County's tax calendar is from July 1 to June 30. Property taxes attach as a lien on property on January 1. Taxes are levied on July 1 and are payable in two equal installments on November 1 and February 1, and become delinquent after December 10 and April 10, respectively. Since the passage of California's Proposition 13, beginning with fiscal year ended 1979 general property taxes are based either on a flat 1% rate applied to the 1975-76 full value of the property or on 1% of the sales price of any property sold or of the cost of any new construction after the 1975-76 valuation. Taxable values of properties (exclusive of increases related to sales and new construction) can rise a maximum of 2% per year. The Proposition 13 limitation on general property taxes does not apply to taxes levied to pay the debt service on any indebtedness approved by the voters prior to June 6, 1978 (the date of passage of Proposition 13).

At the government-wide level, Tax Increment Revenue is recognized in the fiscal year for which the taxes have been levied. For the governmental funds, property tax revenue is recognized in the fiscal year for which the taxes have been levied, provided the taxes are received within 60 days of year end. Tax Increment Revenues received after this date are not considered available as a resource that can be used to finance the current year operations of the Agency and, therefore, are recorded as deferred revenue in the governmental funds.

e. Budgetary Data

Prior to June 1, the Executive Director submits to the Agency Board of Directors and the City Council, a proposed budget for the fiscal year commencing July 1. This budget includes annual budgets for many of the Debt Service funds, all Capital Project funds, and the Low/Mod 20% Set-Aside (Housing) Special Revenue fund.

A budget is not adopted for special revenue funds, other than the low and moderate income housing funds, since these funds are mostly used to collect tax increment revenue and bond proceeds. For this reason, a budget to actual comparison is not required for the Centre City Other Special Revenue major fund.

During the proposed budgetary hearing, public comment is heard. The Agency budget is then legally adopted generally during the months of May or June, through passage of an ordinance by the City Council and resolutions by the Agency Board of Directors.

Budgetary control is maintained at the total fund appropriation level. All amendments to the adopted budget require Agency Board of Directors' approval except as delegated in the Annual Appropriation Ordinance.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Reported budget figures are as originally adopted or subsequently amended plus prior year continuing appropriations. Such budget amendments during the year, including those related to supplemental appropriations, did not cause reported budget amounts to be significantly different than the originally adopted budget amounts.

f. Encumbrances

Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of funds are recorded in order to reserve that portion of the applicable appropriation, is employed as an extension of formal budgetary control in the budgeted governmental funds.

Encumbrances outstanding at year-end are reported as reservation of fund balances since the commitments will be honored through subsequent years' continuing appropriations. Encumbrances do not constitute expenditures or liabilities for GAAP reporting purposes.

g. Equity in Pooled Cash and Investments

The Agency Pooled Cash and Investments are part of the City's Pooled Cash and Investments. The City's cash resources are combined to form a cash and investment pool managed by the City Treasurer (the Pool). The Pool is not registered as an investment company with the Securities and Exchange Commission (SEC) nor is it a 2a7-like pool. The investment activities of the Treasurer in managing the Pool are governed by California Government Code § 53601 and the City's Investment Policy which is reviewed by the Investment Advisory Committee and approved annually by the City Council. Interest earned on pooled investments is allocated to participating funds and entities based upon their average daily cash balance during the allocation month. Fair market value adjustments to the Pool are recorded annually; however the City Treasurer reports fair market values on a monthly basis. The value of the shares in the Pool is equal to the fair market value of the Pool.

The Pool participates in the State Treasurer's Local Agency Investment Fund (LAIF). Investments in LAIF are governed by State statutes and overseen by a five member Local Investment Advisory Board. The fair value of the City's position in LAIF may be greater or less than the value of the shares. Investments in LAIF are valued in these financial statements using a fair value factor provided by LAIF applied to the value of the City's shares in the investment pool.

Additionally, the Agency maintains individual accounts pursuant to bond issuances. The investment of these funds is governed by the policies set forth in individual indenture and trustee agreements.

All City investments are reported at fair value in accordance with the GASB 31, *Accounting and Financial Reporting for Certain Investments and External Investment Pools*. Note 3 of the notes to the financial statements contain additional information on permissible investments per the City's Investment Policy and other policies applicable to the cash and investments reported herein.

h. Land Held for Resale

Land Held for Resale, purchased by the Agency, is reported in the government-wide and fund financial statements at the lower of cost or net realizable value. In the governmental fund financial statements, fund balances are reserved in an amount equal to the carrying value of land held for resale because such assets are not available to finance the Agency's current operations.

Land is originally recorded at historical cost and adjusted to net realizable value when the Agency enters into disposition and development agreements whereby the property will be sold for less

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

than its historical cost, when a property is impaired or when property values decrease due to market conditions.

i. Capital Assets

Non-depreciable Capital assets, which include land, are reported in the government-wide financial statements. Depreciable Capital assets, which include structures, improvements and equipment, are reported in the government-wide financial statements net of accumulated depreciation. To meet the criteria for capitalization, the asset must have a useful life in excess of one year and in the case of equipment outlay, must equal or exceed a capitalization threshold of \$5,000. This reflects a change from the previous limit of \$3,000, the resulting effect of which will have no effect on the financial statements as changes will be applied prospectively beginning with fiscal year ended June 30, 2003. All other capital assets such as land and structures are capitalized regardless of cost. Subsequent improvements are capitalized to the extent that they extend the initial estimated useful life of the capitalized asset or improve the efficiency or capacity of that asset. Costs for routine maintenance are expensed as incurred.

Capital assets, when purchased or constructed, are recorded at historical cost or estimated historical cost. Donated capital assets are recorded at the estimated fair market value on the date of donation. Depreciation of capital assets is computed using the straight-line method over the estimated useful life of the asset as follows:

Assets	Years
Structures and Improvements	20-50
Equipment	3-25

j. Deferred Revenue

In the fund financial statements, deferred revenue represents revenues which have not met the recognition criteria based on the modified accrual basis of accounting.

k. Deferred Charges

In the government-wide financial statements, Deferred Charges represent the unamortized portion of bond issuance costs. These costs will be amortized over the life of the related bonds using a method which approximates the effective yield method.

l. Interfund Transactions

Interfund transactions between the Agency's Governmental Funds are mostly transfers of assets (such as cash or goods) without equivalent flows of assets in return.

Tax increment revenue and proceeds from the issuance of long term debt are originally deposited in Special Revenue funds. As expenditures are incurred in the Capital Project Funds, cash is transferred from the Special Revenue Funds to cover the expenditures. In addition, tax increment revenue is transferred to the Debt Service Funds for payment of long term debt obligations.

m. Non-Monetary Transactions

Under certain agreements with the Agency, developers advance funds to the Agency for the purpose of acquiring land, sometimes under eminent domain. These advances, called land

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

acquisition credits, are earned at the time the funds are advanced by the developer. Historically, these credits have been used for infrastructure projects, such as the Ballpark. The Land acquisition credits are used against the sales price of other property within the Project Area.

n. Long-Term Liabilities

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the Statement of Net Assets. Capital appreciation bond accretion, bond premiums and discounts, bond issuance costs and bond refunding gains and losses are amortized over the life of the bonds using a method which approximates the effective yield method. Net bonds payable reflect amortized bond accretion and unamortized bond discounts, premiums and refunding gains and losses.

o. Claims and Judgments

The costs of claims and judgments are accrued when incurred and measurable in the government-wide financial statements. In governmental funds, the costs of claims and judgments are recorded as expenditures when payments are made.

p. Net Assets and Fund Equity

In the government-wide financial statements, net assets are categorized as follows:

- Invested in Capital Assets, Net of Related Debt consists of capital assets, net of accumulated depreciation, and reduced by outstanding debt attributed to the acquisition of these assets.
- Restricted Net Assets consist of assets, net of any related liabilities, which have had restrictions imposed on them by external creditors, grantors, contributors, or laws or regulations of other governments or law through constitutional provisions or enabling legislation. When both restricted and unrestricted resources are available for use, it is the Agency's policy to use restricted resources first and then unrestricted resources, as they are needed.
- Unrestricted Net Assets consist of net assets that do not meet the definition of Invested in Capital Assets, Net of Related Debt or Restricted Net Assets.

In the fund financial statements, portions of fund equity of governmental funds have been reserved for specific purposes. Reservations were created to either (1) satisfy legal covenants that require a portion of the fund balance to be segregated or (2) identify the portion of the fund balance that is not appropriable for future expenditures.

Designated fund balance represents that portion of fund equity for which the Agency has made tentative plans.

Undesignated fund balance represents that portion of fund equity which is available for appropriation in future periods.

q. Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amount of certain assets and liabilities, disclosure of contingent assets and liabilities, and the related reported amounts of revenues and expenses. Actual results could differ from those estimates. Management believes that the estimates are reasonable.

2. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

Certain adjustments are necessary to reconcile governmental funds to governmental activities. The details of these adjustments are as follows.

- a. Explanation of certain differences between the Governmental Funds Balance Sheet and the Government-wide Statement of Net Assets:

An element of the reconciliation states, "Other assets and liabilities used in governmental activities are not financial resources, and therefore, are not reported in the funds." The details of this \$8,490,460 difference are as follows:

Deferred Charges, net July 1, 2002	\$ 1,827,246
Issuance Costs	1,231,839
Amortization Expense	(101,903)
Deferred Charges, net June 30 2003	<u>2,957,182</u>
Deferred Revenue	
Notes Receivable	<u>5,533,278</u>
Net adjustment	<u>\$ 8,490,460</u>

The Governmental Funds Balance Sheet includes a reconciliation between Total Fund Balances - Governmental Funds and Total Net Assets - Governmental Activities as reported in the Government-wide Statement of Net Assets. Another element of the reconciliation states that "Some liabilities are not due and payable in the current period and therefore are not reported in the funds." The details of this \$(590,650,833) difference are as follows:

Bonds Payable	\$ (315,449,863)
Net Premiums and Discounts on Bond Issuances	(507,533)
Deferred Amounts on Refunding	761,753
Contracts Payable	(1,882,309)
Notes Payable	(19,930,755)
Loans Payable	(224,272,921)
Accrued Interest Payable	(4,915,001)
Accrued Arbitrage Rebate	(254,204)
Land Acquisition Credit	<u>(24,200,000)</u>
Net adjustment	<u>\$ (590,650,833)</u>

- b. Explanation of certain differences between the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances and the Government-wide Statement of Activities:

The Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances includes a reconciliation between Net Change in Fund Balances - Total Governmental Funds and Changes in Net Assets of Governmental Activities as reported in the Government-wide Statement of Activities. One element of that reconciliation explains that "Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense." The details of this \$13,182,162 difference are as follows:

Capital outlay	\$ 13,409,491
Depreciation expense	<u>(227,329)</u>
Net adjustment	<u>\$ 13,182,162</u>

2. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (Continued)

Another element of the reconciliation states that "The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities." The details of this \$(31,849,208) difference are as follows:

Debt Issued or Incurred:

Issuance of Revenue Bonds	\$ (20,515,000)
Less Discounts	124,341
Issuance of Tax Allocation Bonds	(34,055,000)
Plus Premiums	(278,568)
Bond issuance costs	1,231,839
Accretion on Capital Appreciation Bonds	(1,558,783)
Notes Issued	(2,431,700)
Accrued Interest on Notes	(783,520)
Loans Incurred	(9,771,212)
Accrued Interest on Loans	(7,507,460)
Acquisition Credits Issued	(2,700,000)

Principal Repayments:

Revenue Bond Debt	245,000
Tax Allocation Debt	6,295,000
Contracts Payable	263,494
Notes Payable	7,105,746
Loans Payable	4,306,863
Interest on Loans Payable	2,784,738
Acquisition Credits Used	5,550,000

Refunding:

Payments to bond escrow agents for refunding	18,277,208
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Forgiven Debt:

Contracts Payable	<u>1,567,806</u>
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Net adjustment to increase Net Changes in Fund Balances – Total

Governmental Funds to arrive at Changes in Net Assets of Governmental Activities	<u><u>\$ (31,849,208)</u></u>
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2. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (Continued)

Another element of the reconciliation states that "Some expenses reported in the Statement of Activities do not require the use of current financial resources, and therefore are not accrued as expenses in governmental funds." The details of this \$(585,331) difference are as follows:

Accrued interest on long-term debt	\$ (440,602)
Amortization of bond issuance costs	(101,903)
Amortization of bond premiums, discounts and deferred charge on Refunding	(42,826)
Net adjustment to decrease Net Changes in Fund Balances – Total Governmental Funds to arrive at Changes in Net Assets of Governmental Activities	<u>\$ (585,331)</u>

3. CASH AND INVESTMENTS

The following is a summary of the carrying amount of the Agency's cash and investments:

Cash or Equity in Pooled Cash & Investments	\$ 132,577,381
Cash & Investments with Fiscal Agent	36,088,284
Investments at Fair Value	<u>67,242,016</u>
Total	<u><u>\$ 235,907,681</u></u>

The following table summarizes the investments held by the Agency as of June 30, 2003.

Investment	Fair Value	Cost	Interest Rate % Range	Maturity Range
Cash or Equity in				
City Pooled Cash & Investments	\$ 132,577,381	\$ 132,577,381	N/A	N/A
US Treasury Bills	18,680,824	18,650,752	0.8 - 1.225 **	7/10/2003 - 9/25/2003
US Treasury Notes & Bonds	13,716,092	13,809,383	2.75 - 6.5	8/15/2003 - 5/15/2005
US Agency Securities	44,551,585	44,057,685	0.89 - 6.5	7/21/2003 - 11/15/2005
Repurchase Agreements	7,993,326	7,993,326	1.2 **	7/1/2003
Guaranteed Investment Contract	5,194,519	5,194,519	6.1 - 6.22	12/30/2003 - 9/1/2004
Money Market	13,193,954	13,193,958	N/A	N/A
Total Investments	<u>\$ 235,907,681</u>	<u>\$ 235,477,004</u>		

** Discount Rates

a. Cash or Equity in Pooled Cash and Investments

The Agency participates in the City's pooled Cash and Investments. The Agency does not own identifiable investment securities of the pool; rather, it participates as a shareholder of the pool. It does however, own identifiable investments which are not part of the pool and are managed by the City Treasurer. The Agency's share of the City's pooled cash and investments and the carrying amount of its Investments at Fair Value are included in the accompanying Statement of Net Assets under the caption "Cash or Equity in Pooled Cash and Investments."

3. CASH AND INVESTMENTS (Continued)

b. Cash and Investments with Fiscal Agent

Cash & Investments with Fiscal Agents represents cash and investments held by fiscal agents resulting from bond issuances. More specifically, these funds represent reserves held by fiscal agents or trustees as legally required by bond issuances and liquid investments held by fiscal agents or trustees which are used to pay debt service.

c. Investments at Fair Value

Investments at Fair Value represent investments managed by the City Treasurer (which are not part of the pool).

d. Investment Policy

City of San Diego Investment Policy

In accordance with the Charter of the City of San Diego and under authority annually approved by the City Council, the City Treasurer is responsible for the safekeeping and investment of the unexpended cash in the City Treasury according to the City's Investment Policy (the "Policy"). This Policy applies to all of the investment activities of the City except for the pension trust funds, the proceeds of certain debt issues which are managed and invested at the direction of the City Treasurer or by Trustees appointed under indenture agreements or by fiscal agents, and the assets of trust funds which are placed in the custody of the Funds Commission by Council ordinance.

The Policy is reviewed annually by the Investment Advisory Committee (IAC) which makes recommendations regarding the Policy to the City Council. The IAC consists of two City representatives and three outside financial professionals with market and portfolio expertise not working for the City of San Diego. The City Council reviews the Policy and considers approval on an annual basis.

In reviewing the Policy, the IAC evaluates the horizon returns, risk parameters, security selection, and market assumptions the City's investment staff is using when explaining the City's investment returns. The IAC also meets semi-annually to review the previous two quarters' investment returns and make recommendations to the City Treasurer on proposals presented to the IAC by the Treasurer's staff.

In addition to the Policy, authorized cash deposits and investments are governed by state law. Within the context of these limitations, permissible investments include:

- (1) Obligations of the U.S. government and federal agencies with a maximum maturity of five years,
- (2) Commercial paper rated A-1+ by Standard & Poor's, P-1 by Moody's, or F-1 by Fitch,
- (3) Banker's acceptances,
- (4) Negotiable certificates of deposit issued by a nationally or state chartered bank or a state or federal savings and loan institution or a state-licensed branch of a foreign bank,
- (5) Repurchase and reverse repurchase agreements,
- (6) The local agency investment fund established by the State Treasurer,
- (7) Financial futures transactions to hedge against changes in market conditions for the reinvestment of bond proceeds,
- (8) Government agency mortgage-backed securities and other AAA rated asset-backed securities with a maximum maturity of five years,

3. CASH AND INVESTMENTS (Continued)

- (9) Medium-term corporate notes of a maximum of three years maturity issued by corporations operating within the United States,
- (10) Shares of beneficial interest issued by diversified management companies, as defined in Section 23701(m) of the California Revenue and Taxation Code,
- (11) Non-negotiable time deposits collateralized in accordance with California Government Code,
- (12) Floating rate notes whose coupon resets are based upon a single fixed income index,
- (13) Structured notes issued by U.S. government agencies that contain imbedded calls or options as long as those securities are not inverse floaters, range notes, interest only strips or a security that could result in a zero or negative accretion of interest if held to maturity, and
- (14) Financial futures given they are only used to hedge against changes in market conditions for the reinvestment of bond proceeds when deemed appropriate.

According to the Policy, the City may enter into repurchase and reverse repurchase agreements only with primary dealers of the Federal Reserve Bank of New York with which the City has entered into a master repurchase agreement. Exceptions to this rule can be made only upon written authorization of the City Treasurer.

The types of investments listed below are additionally restricted as to percentage of the cost value of the portfolio in any one issuer name up to a maximum of 5%. The total cost value invested in any one issuer name will not exceed 5% of an issuer's net worth. An additional 5% or a total of 10%, of the cost value of the portfolio in any one issuer name can be authorized upon written approval of the City Treasurer.

- Bankers Acceptances
- Commercial Paper
- Medium Term Corporate Notes/Bonds
- Negotiable and Non-negotiable Certificates of Deposit

Ineligible investments include, but are not limited to, common stocks and long-term corporate notes/bonds, are prohibited from use in the portfolio. A copy of the Policy can be requested from the City Treasurer, 1200 3rd Avenue, Suite 1624, San Diego, California, 92101.

Other Investment Policies

The City and its component units, including the Agency, have funds invested in accordance with various bond indenture and trustee agreements.

e. Custodial Credit Risk

Investments

The Agency's investments at June 30, 2003 are categorized as described below:

- Category 1: Insured or registered, with securities held by the City or its agent in the City's name.
- Category 2: Uninsured and unregistered, with securities held by the counterparty's trust department or agent in the City's name.
- Category 3: Uninsured and unregistered, with securities held by the counterparty, or by its trust department or agent but not in the City's name.
- Non-Categorized: Includes investments made directly with another party, real estate, direct investments in mortgages and other loans, open-end mutual funds, pools managed by other governments, annuity contracts, and guaranteed investment contracts.

3. CASH AND INVESTMENTS (Continued)

The following table categorizes the investments held by the Agency as of June 30, 2003:

	Category 1	Category 2	Non Categorized	Carrying Value
Cash or Equity in				
City Pooled Cash & Investments	\$ -	\$ -	\$ 132,577,381	\$ 132,577,381
US Treasury Bills	3,519,900	15,160,924	-	18,680,824
US Treasury Notes & Bonds	12,107,566	1,608,526	-	13,716,092
US Agency Discount Notes	39,393,032	5,158,553	-	44,551,585
Repurchase Agreements	7,993,326	-	-	7,993,326
Guaranteed Investment Contract	-	-	5,194,519	5,194,519
Money Market	-	-	13,193,954	13,193,954
Total Investments	<u>\$ 63,013,824</u>	<u>\$ 21,928,003</u>	<u>\$ 150,965,854</u>	<u>\$ 235,907,681</u>

4. CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2003, was as follows:

	Beginning Balance, As Previously Reported	Restatements (Note 11)	Beginning Balance, As Restated	Increases	Decreases	Ending Balance
Governmental Activities:						
Non-Depreciable Capital Assets:						
Land	\$ 62,901,527	\$ 6,632,701	\$ 69,534,228	\$ 13,334,880	\$ -	\$ 82,869,108
Depreciable Capital Assets:						
Structures and Improvements	-	8,106,544	8,106,544	-	-	8,106,544
Equipment	809,957	-	809,957	74,611	(65,862)	818,706
Total Depreciable Capital Assets	809,957	8,106,544	8,916,501	74,611	(65,862)	8,925,250
Less Accumulated Depreciation for:						
Structures and Improvements	-	(202,664)	(202,664)	(202,664)	-	(405,328)
Equipment	(603,337)	-	(603,337)	(24,665)	65,862	(562,140)
Total Accumulated Depreciation	(603,337)	(202,664)	(806,001)	(227,329)	65,862	(967,468)
Total Depreciable Capital Assets, Net	206,620	7,903,880	8,110,500	(152,718)	-	7,957,782
Governmental Activities Capital Assets, Net	<u>\$ 63,108,147</u>	<u>\$ 14,536,581</u>	<u>\$ 77,644,728</u>	<u>\$ 13,182,162</u>	<u>\$ -</u>	<u>\$ 90,826,890</u>

Depreciation expense was charged to the Neighborhood Services governmental activities function in the amount of \$ 227,329.

5. GOVERNMENTAL ACTIVITIES LONG TERM DEBT

Governmental activities long-term debt consists of revenue bonds, tax allocation bonds, contracts payable, notes payable, and loans payable. A summary of these obligations as recorded in the government-wide Statement of Net Assets as of June 30, 2003, is as follows:

Type of Obligation	Interest Rates	Fiscal Year Maturity Date	Original Amount	Balance Outstanding June 30, 2003
<u>Revenue Bonds:</u>				
Centre City Parking Revenue Bonds, Series 1999 A	4.5-6.49%	2026	\$ 12,105,000	\$ 11,625,000
Centre City Parking Revenue Bonds, Series 2003 B	3.0-5.3	2027	20,515,000	20,515,000
Total Revenue Bonds				32,140,000
<u>Tax Allocation Bonds:</u>				
Centre City Redevelopment Project Tax Allocation Bonds, Series 1993 A	5.5-6.5	2011	27,075,000	15,500,000
Centre City Redevelopment Project Tax Allocation Bonds, Series 1993 B	4.875-5.4	2017	27,275,000	19,655,000
Gateway Center West Redevelopment Project Tax Allocation Bonds, Series 1995	7.8-9.75	2014	1,400,000	995,000
Mount Hope Redevelopment Project Tax Allocation Bonds, Series 1995 A	4.4-6.0	2020	1,200,000	995,000
Mount Hope Redevelopment Project Tax Allocation Bonds, Series 1995 B	6.9-8.2	2021	3,955,000	3,495,000
Southcrest Redevelopment Project Tax Allocation Bonds, Series 1995	4.75-6.592	2020	3,750,000	2,755,000
Horton Plaza Redevelopment Project Tax Allocation Refunding Bonds, Series 1996 A	3.8-6.0	2016	12,970,000	10,140,000
Horton Plaza Redevelopment Project Tax Allocation Refunding Bonds, Series 1996 B	4.3-7.0	2007	9,830,000	1,490,000
Centre City Redevelopment Tax Allocation Bonds, Series 1999 A	3.0-5.125	2019	25,680,000	25,420,000
Centre City Redevelopment Tax Allocation Bonds, Series 1999 B	6.25	2014	11,360,000	11,360,000
Centre City Redevelopment Tax Allocation Bonds, Series 1999 C	3.1-4.75	2025	13,610,000	13,040,000
City Heights Redevelopment Tax Allocation Bonds, Series 1999 A	4.5-5.8	2029	5,690,000	5,690,000
City Heights Redevelopment Tax Allocation Bonds, Series 1999 B	Various*	2029	10,140,523	13,091,818

5. GOVERNMENTAL ACTIVITIES LONG TERM DEBT (continued)

Type of Obligation	Interest Rates	Fiscal Year Maturity Date	Original Amount	Balance Outstanding June 30, 2003
Central Imperial Redevelopment Project Tax Allocation Bonds, Series 2000	4.45-6.60	2031	3,395,000	3,305,000
Centre City Redevelopment Project Tax Allocation Bonds, Series 2000 A	4.00-5.60	2025	6,100,000	5,815,000
Centre City Redevelopment Project Tax Allocation Bonds, Series 2000 B	3.95-5.35	2025	21,390,000	20,985,000
Horton Plaza Redevelopment Project Tax Allocation Bonds, Series 2000	4.25-5.80	2022	15,025,000	14,800,000
North Bay Redevelopment Project Tax Allocation Bonds, Series 2000	4.25-5.875	2031	13,000,000	12,535,000
North Park Redevelopment Project Tax Allocation Bonds, Series 2000	4.10-5.90	2031	7,000,000	6,755,000
Southcrest Redevelopment Project Tax Allocation Bonds, Series 2000	4.45-6.50	2026	1,860,000	1,785,000
Centre City Redevelopment Tax Allocation Bonds, Series 2001 A	Various **	2027	58,425,100	59,648,045
Mount Hope Redevelopment Project Tax Allocation Bonds, Series 2002 A	5.00	2027	3,055,000	3,055,000
Centre City Redevelopment Project Tax Allocation Bonds, Series 2003 A	2.50-5.00	2029	31,000,000	31,000,000
Total Tax Allocation Bonds				283,309,863
Total Bonds Payable				315,449,863

*The City Heights Tax Allocation Bonds Series 1999 B are capital appreciation bonds which mature in 2029. The balance outstanding at June 30, 2003, includes an accreted amount of \$2,951,295. The principal amounts at full maturity will be \$34,080,000.

**A portion of the Centre City Tax Allocation Bonds Series 2001 A are capital appreciation bonds which mature in 2015-2027. The balance outstanding at June 30, 2003, includes an accreted amount of \$1,222,945. The principal amounts at full maturity will be \$85,545,000.

Contracts Payable:

City of National City, dated March 1987	7.50	2004	2,170,925	167,442
SDSU Foundation, dated December 1991	7.02	unscheduled	1,597,744	1,597,744
Amendment to Contract Payable to SDSU Foundation, dated January 1995	7.02	unscheduled	117,123	117,123
Total Contracts Payable				1,882,309

5. GOVERNMENTAL ACTIVITIES LONG TERM DEBT (Continued)

Type of Obligation	Interest Rates	Fiscal Year Maturity Date	Original Amount	Balance Outstanding June 30, 2003
<u>Notes Payable:</u>				
Lorren Daro, dated March 1995	8.00	2005	256,814	63,563
Wal-Mart, dated June 1998	10.00	2017	1,308,000	1,036,972
Forest City West, dated August 1998	0.00	2004	4,000,000	2,000,000
San Diego Revitalization, dated April 2001	5.00	2032	5,115,000	5,115,000
San Diego Revitalization, dated October 2001	7.00	2032	200,000	200,000
City of San Diego, dated various dates	Various	Various	11,515,220	11,515,220
Total Notes Payable				19,930,755
<u>Loans Payable:</u>				
International Gateway Associates, LLC, dated October 2001	10.00	2032	1,876,000	1,876,000
Route 252 Joint Venture, dated August 2002	0.0	2005	300,000	300,000
San Diego Interfaith Housing Foundation, dated April 2003	5.00	2004	675,000	675,000
City of San Diego, dated various dates	Various	Various	221,421,921	221,421,921
Total Loans Payable				224,272,921
Total Governmental Activities Long-Term Debt				\$ 561,535,848

The debt service for revenue bonds and tax allocation bonds is paid from tax increment revenues received by the Agency. Revenue bonds are secured by a pledge of revenues generated by certain public parking facilities operated by the City pursuant to a Parking Structure Operating Agreement between the City and the Agency.

5. GOVERNMENTAL ACTIVITIES LONG TERM DEBT (Continued)

The annual requirements to amortize the Agency's long-term debt outstanding as of June 30, 2003, including interest payments to maturity, are as follows:

Year Ending June 30,	Revenue Bonds		Tax Allocation Bonds		
	Principal	Interest	Principal	Unaccrued Appreciation	Interest
2004	\$ 260,000	\$ 1,801,857	\$ 7,739,290	\$ 80,709	\$ 13,113,296
2005	825,000	1,641,067	7,978,534	66,466	12,630,768
2006	855,000	1,609,897	8,402,320	137,681	12,284,752
2007	890,000	1,577,212	8,850,601	199,399	11,918,536
2008	920,000	1,542,684	9,291,256	258,744	11,530,692
2009 - 2013	5,215,000	7,070,586	54,755,034	2,614,965	50,100,425
2014 - 2018	6,625,000	5,609,296	65,332,290	7,712,710	34,638,865
2019 - 2023	8,650,000	3,507,839	61,566,064	16,993,936	19,353,062
2024 - 2028	7,900,000	831,207	48,841,344	21,393,656	6,419,944
2029 - 2033	-	-	6,378,890	1,601,111	443,349
Subtotal	32,140,000	25,191,645	279,135,623	51,059,377	172,433,689
Add: Accrued appreciation through June 30, 2003	-	-	4,174,240	-	-
Total	<u>\$ 32,140,000</u>	<u>\$ 25,191,645</u>	<u>\$ 283,309,863</u>	<u>\$ 51,059,377</u>	<u>\$ 172,433,689</u>

Year Ending June 30,	Contracts Payable		Notes Payable		Loans Payable	
	Principal	Interest	Principal	Interest	Principal	Interest
2004	\$ 167,442	\$ 17,990	\$ 2,033,517	\$ 892,397	\$ 998,950	\$ 397,700
2005	-	-	30,046	374,560	13,800	187,600
2006	-	-	33,182	373,447	15,180	187,600
2007	-	-	55,955	373,447	16,697	187,600
2008	-	-	61,551	373,447	18,367	187,600
2009 - 2013	-	-	413,350	1,867,236	123,348	938,000
2014 - 2018	-	-	472,934	1,763,539	198,653	938,000
2019 - 2023	-	-	-	1,348,750	319,932	938,000
2024 - 2028	-	-	-	1,348,750	515,255	938,000
2029 - 2033	-	-	5,315,000	1,079,000	630,818	750,400
Unscheduled*	1,714,867	-	11,515,220	-	221,421,921	-
Total	<u>\$ 1,882,309</u>	<u>\$ 17,990</u>	<u>\$ 19,930,755</u>	<u>\$ 9,794,573</u>	<u>\$ 224,272,921</u>	<u>\$ 5,650,500</u>

*The contract payable to SDSU Foundation in the amount of \$1,714,867, notes payable to the City in the amount of \$11,515,220, and loans payable to the City in the amount of \$221,421,921 do not have annual repayment schedules.

5. GOVERNMENTAL ACTIVITIES LONG TERM DEBT (Continued)

Changes In Long-Term Liabilities

The following is a summary of changes in governmental activities long-term liabilities for the year ended June 30, 2003. The effects of bond accretion, bond premiums, discounts and deferred amounts on bond refunds are amortized as adjustments to long-term liabilities with corresponding adjustments made to beginning balances.

	Beginning Balance, As Previously Reported At July 1, 2002	Restatements (Note 11)	Beginning Balance, As Restated at July 1, 2002	Additions	Reductions	Balance, June 30, 2003	Due Within One Year
Revenue Bonds	\$ 11,870,000	\$ -	\$ 11,870,000	\$ 20,515,000	\$ (245,000)	\$ 32,140,000	\$ 260,000
Less deferred amounts:							
For Issuance Discounts	-	-	-	(124,341)	2,189	(122,152)	-
Net Revenue Bonds	11,870,000	-	11,870,000	20,390,659	(242,811)	32,017,848	260,000
Tax Allocation Bonds	275,470,623	(6,640,000)	268,830,623	34,055,000	(23,750,000)	279,135,623	7,764,316
Accretion	-	2,615,457	2,615,457	1,558,783	-	4,174,240	-
Net with Accretion	275,470,623	(4,024,543)	271,446,080	35,613,783	(23,750,000)	283,309,863	7,764,316
Less/Plus deferred amounts:							
For Issuance Premiums	-	370,935	370,935	278,568	(19,818)	629,685	-
On Refunding	-	-	-	(822,208)	60,455	(761,753)	-
Bonds	275,470,623	(3,653,608)	271,817,015	35,070,143	(23,709,363)	283,177,795	7,764,316
Contracts Payable	3,596,486	117,123	3,713,609	-	(1,831,300)	1,882,309	167,442
Notes Payable	15,521,281	8,300,000	23,821,281	3,215,220	(7,105,746)	19,930,755	2,033,517
Loans Payable	233,806,966	(19,721,116)	214,085,850	17,278,672	(7,091,601)	224,272,921	998,950
Total	\$ 540,265,356	\$ (14,957,601)	\$ 525,307,755	\$ 75,954,694	\$ (39,980,821)	\$ 561,281,628	\$ 11,224,225

Additions to governmental activities long-term debt for Notes and Loans Payable differs from proceeds reported on the Statement of Revenues, Expenditures and Changes in Fund Balances due to the inclusion of accumulated interest on notes and loans payable to the City. In the current year \$8,290,980 in interest was added to the City Loans and Notes Payable. Also, in fiscal year 2003, contributions from the City of San Diego to the Crossroads Project Area received in prior years, totaling \$169,700 was recharacterized as loans payable. Additional loans from the City incurred in the current year for the purpose of funding various redevelopment activities totaled \$8,626,512 (See Note 10).

The Agency incurred \$2,431,700 in debt from the City for properties conveyed in exchange for Notes Payable (See Note 10). In addition, the Agency entered into loan agreements with developers totaling \$975,000.

Defeasance of Debt

The Redevelopment Agency issued \$31,000,000 of Centre City Subordinate Tax Allocation Bonds, Series 2003A. A portion of the bond proceeds was used to advance refund the remaining outstanding Centre City Tax Allocation Refunding Bonds, Series 1992. The refunded bonds are defeased and the corresponding liability has been removed from the Statement of Net Assets. The refunding transaction resulted in a total economic gain of approximately \$639,160. In addition, the refunding resulted in a cash flow savings of approximately \$699,880. The refunded bonds were redeemed at a call date prior to the end of the fiscal year and, accordingly, there was no balance outstanding as of June 30, 2003.

5. GOVERNMENTAL ACTIVITIES LONG TERM DEBT (Continued)

On August 15, 2002, The Redevelopment Agency issued \$3,055,000 of Tax Allocation Refunding Bonds for the purpose of refunding a portion of certain loans previously used to finance public improvements in the Mount Hope Redevelopment Project Area.

As of June 30, 2003, principal amounts payable from escrow (irrevocable trust) funds established for defeased bonds are as follows:

Defeased Bonds	Amount Outstanding as of June 30, 2003
Centre City Redevelopment Project Tax Allocation Bonds, Series 1993 B	\$ 7,620,000
Horton Plaza Redevelopment Project Tax Allocation Refunding Bonds, Series 1996 B	6,640,000
Total Defeased Bonds Outstanding	<u>\$ 14,260,000</u>

6. SHORT-TERM DEBT

The Agency issues short-term promissory notes to finance project improvement activities. These promissory notes may be repaid with housing set-aside funds, in-lieu and land payment funds, and/or discretionary tax increment funds.

Short-term debt activity for the year ended June 30, 2003 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Note Payable to San Diego Revitalization, dated February 2003	<u>\$ -</u>	<u>\$ 2,595,495</u>	<u>\$ -</u>	<u>\$ 2,595,495</u>

7. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivable and payable balances are the result of loans between funds that are expected to be repaid during the next fiscal year. Interfund receivable/payable balances at June 30, 2003 are as follows:

Contributing Fund (Receivable)	Benefiting Fund (Payable)		
	Centre City Other Special Revenue	Other Governmental Funds	Total Governmental Funds
Centre City Debt Service	\$ 1,189,329	\$ -	\$ 1,189,329
Centre City Capital Projects	45,692,872	-	45,692,872
Other Governmental Funds	-	10,961,726	10,961,726
Total Governmental Funds	<u>\$ 46,882,201</u>	<u>\$ 10,961,726</u>	<u>\$ 57,843,927</u>

7. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS (Continued)

Interfund transfers result from the transfer of assets without the expectation of repayment. In the case of redevelopment agencies, transfers are most commonly used to move revenues from the fund in which they are collected to the fund in which they are expended. Interfund transfer balances at June 30, 2003 are as follows:

Contributing Fund	Benefiting Fund				
	Centre City Other	Centre City	Centre City	Other	Total
	Special Revenue	Debt Service	Capital Projects	Governmental Funds	Governmental Funds
Centre City Other Special Revenue	\$ -	706,060	36,804,322	\$ -	\$ 37,510,382
Centre City Debt Service	438,144	-	1,031	-	439,175
Centre City Capital Projects		4,800,000	1,573,448	-	6,373,448
Other Governmental Funds	-	2,000,000	-	11,474,150	13,474,150
Total Governmental Funds	<u>\$ 438,144</u>	<u>\$ 7,506,060</u>	<u>\$ 38,378,801</u>	<u>\$ 11,474,150</u>	<u>\$57,797,155</u>

8. NET ASSETS DEFICIT

The Agency has a net assets deficit of \$(209,761,829) at June 30, 2003, which includes a deficit in unrestricted net assets of \$(258,384,801). The major factor contributing to the Agency's deficit of \$(258,384,801) is the use of long term debt to acquire properties that have been sold to developers or conveyed to the City at a loss. In addition, long term debt has been used to fund redevelopment activities costs that are not capitalized. A majority of the borrowed funds are used for activities such as public improvements, public parking, community development activities, commercial and retail projects, housing, and rehabilitation of properties not owned by the Agency. In addition to the public purpose of these activities, they are designed to generate additional tax increment revenues, a portion of which is used by the Agency to repay outstanding debt and finance additional projects.

9. FUND DEFICIT

The following table identifies funds with a net deficit as of June 30, 2003:

Fund	Net Deficit
Barrio Logan Capital Project	\$ (16,643)
College Community Capital Project	(216,680)
College Grove Capital Project	(30,443)
Crossroads Capital Project	(246,663)

All of the deficits can be attributed to timing of inflows of financial resources. Most expenditures in Capital Project Funds are reimbursed from Special Revenue Funds through transfers at the time cash is disbursed. In the case of these funds, expenditures related to City services have been accrued in the Capital Project Funds and will be reimbursed at the time of payment the following year.

10. RELATED PARTY TRANSACTIONS

During the year ended June 30, 2003, the Agency received loans and notes from the City totaling \$11,058,212. Of the total, \$2,431,700 was used to finance property acquisitions in the City Heights and Barrio Logan project areas. The balance was used to fund other redevelopment activity.

In addition, during the year ended June 30, 2003, the Agency received contributions from the City totaling \$4,794,426. Of the total, \$2,592,288 was for development of the Cortez Hill Transitional Housing Project, \$1,972,961 for development of parking facilities in the Centre City Project Area and \$811,811 for the Regional Transportation Center Project in the City Heights Project Area.

During the year ended June 30, 2003, the Agency's participation in various City Capital Improvement Projects totaled \$3,382,919. This participation included work in the Central Imperial, Centre City, City Heights, North Bay and Southcrest project areas.

11. RESTATEMENTS

The Agency's Net Assets as of June 30, 2002, have been restated as follows:

	Governmental Activities
Net Assets as of June 30, 2002, as Previously Reported	\$ (195,564,440)
1. Capitalization and Amortization of Bond Discounts, Premiums and Accretions	(2,986,392)
2. Capitalization and Amortization of Bond Issuance Costs	1,827,245
3. Recognition of Deferred Revenue	18,080,152
4. Defeasance of Tax Allocation Bonds	(334,316)
5. Understatement of Developer Contracts Payable	(117,123)
6. Overstatement of Developer Loans Payable	1,374,000
7. Overstatement of City Loans Payable	18,347,116
8. Understatement of City Note Payable	(8,300,000)
9. Overstatement of Land Held for Resale	(34,330,847)
10. Understatement of Capital Assets – Non-Depreciable	6,632,701
11. Understatement of Capital Assets – Depreciable	7,903,880
12. Understatement of Land Acquisition Credits	(27,050,000)
Net Assets as of June 30, 2002, as Restated	<u>\$ (214,518,024)</u>

During the fiscal year 2003 financial statement preparation process, the City performed activities to identify and correct errors in the fiscal year 2002 financial statements. A summary of these errors are as follows:

1. An analysis of accounts identified bond discounts, premiums and accretions which were not capitalized. This was the result of recording costs related to the issuance of bonds as an expense rather than capitalizing and amortizing them over the debt period. The resulting adjustment was an increase in bonds payable and a decrease to net assets of \$2,986,392.
2. An analysis of accounts identified bond issuance costs which were not capitalized as deferred charges. This was the result of recording costs related to the issuance of bonds as an expense rather than capitalizing and amortizing them over the debt period. The resulting adjustment was an increase in deferred charges and an increase to net assets of \$1,827,245.

11. RESTATEMENTS (Continued)

3. An analysis and reconciliation of deferred revenue accounts identified transactions that were shown as deferred revenues in prior fiscal years but had subsequently met the criteria for recognition as revenues. The resulting adjustment was a decrease in deferred revenue and an increase in net assets of \$18,080,152.
4. An analysis of long-term debt identified tax allocation bonds which had been defeased in November 2000 but not removed. This was the result of recording the transfer to escrow agent as additional purchases of investments. The resulting adjustment was a decrease in investments at fair value of \$6,974,316, a decrease in bonds payable of \$6,640,000 and a decrease in net assets of \$334,316.
5. An analysis of long-term debt identified a reimbursement contract where costs incurred by the developer had not been recorded. The resulting adjustment was an increase in contracts payable and a decrease in net assets of \$117,123.
6. An analysis of long-term debt identified two developer loans that had not been recorded and another developer loan which had been paid off but not removed. The resulting adjustment was a decrease in loans payable and an increase in net assets of \$1,374,000.
7. An analysis of long-term debt identified transactions which had incorrectly been recorded as loans from the City of San Diego. The resulting adjustment was a decrease in loans payable and an increase in net assets of \$18,347,116.
8. An analysis of long-term debt identified a note from the City which had not been recorded as notes from the City of San Diego. The resulting adjustment was an increase in notes payable and a decrease in net assets of \$8,300,000.
9. An analysis of land held for resale accounts identified 1) land which had been sold or conveyed in prior years; 2) land which was no longer being held for resale and not reclassified as non-depreciable capital assets; 3) land being held for resale which was classified as non-depreciable capital assets; 4) costs associated with land acquisition which were included for properties that were not purchased; and 5) costs associated with land acquisition which were expensed rather than included in the cost of land held for resale. The analysis further identified land held for resale was recorded at its cost rather than its net realizable value, where determinable. The resulting adjustment was a decrease in land held for resale and a decrease in net assets of \$34,330,847.
10. An analysis of non-depreciable capital assets identified 1) land which had been purchased in prior years; 2) land which was no longer being held for resale and not reclassified as non-depreciable capital assets; 3) land being held for resale which was classified as non-depreciable capital assets; 4) costs associated with land acquisition which were included for properties that were not purchased; 5) costs associated with land acquisition which were expensed rather than included in the cost of land held for resale; and 6) land which was being reclassified from land held for resale was excluded from non-depreciable capital assets. The resulting adjustment was an increase in non-depreciable capital assets and an increase in net assets of \$6,632,701.
11. An analysis of depreciable capital assets identified a capital improvement project which was placed into service in a prior year was not capitalized and depreciated. The resulting adjustment was an increase in depreciable capital assets and an increase in net assets of \$7,903,880.
12. In November 1998 the Redevelopment Agency (the "Agency") entered into a Memorandum of Understanding with the Padres, and other entities, in which the Padres and Agency agreed to a land conveyance of various land parcels within the downtown ballpark area. The Padres agreed to advance funds to the Agency so that the Agency could buy land parcels (possibly through eminent domain) which would then be conveyed back to the Padres once certain legal

11. RESTATEMENTS (Continued)

requirements were met for development of the land by the Padres. From 1999 through June 30, 2002 the Padres had advanced a total of \$27,050,000 to the Agency. The Agency then used these monies to buy various parcels around the Ballpark area. However, these funds represented a future liability to the Agency, a commitment to convey these land parcels to the Padres. This liability was never recorded in the governmental activities; the resulting adjustment was a decrease in Net Assets for governmental activities of \$27,050,000.

	Governmental Funds
Fund Balances as of June 30, 2002, as Previously Reported	\$ 286,321,371
1. Deferred Revenue	84,184
2. Defeasance of Tax Allocation Bonds	(6,974,316)
3. Overstatement of Land Held for Resale	(34,330,847)
4. Overstatement of Deferred Revenue	15,020,024
Fund Balances as of June 30, 2002, as Restated	<u>\$ 260,120,416</u>

1. An analysis of deferred revenue accounts identified a working capital advance which was recorded as deferred revenue rather than fund balance reserved for advances and deposits. The resulting adjustment was a decrease in deferred revenue and an increase in fund balance of \$84,184.
2. An analysis of long-term debt identified tax allocation bonds which had been defeased in November 2000 but not removed. This was the result of recording the transfer to escrow agent as additional purchases of investments. The resulting adjustment was a decrease in investments at fair value of \$6,974,316 and a decrease in fund balance of \$6,974,316.
3. An analysis of land held for resale accounts identified 1) land which had been sold or conveyed in prior years; 2) land which was no longer being held for resale and not reclassified as non-depreciable capital assets; 3) land being held for resale which was classified as non-depreciable capital assets; 4) costs associated with land acquisition which were included for properties that were not purchased; and 5) costs associated with land acquisition which were expensed rather than included in the cost of land held for resale. The analysis further identified land held for resale was recorded at its cost rather than its net realizable value, where determinable. The resulting adjustment was a decrease in land held for resale and a decrease in net assets of \$34,330,847.
4. The Agency erroneously recorded as expenditures loans to developers for \$15,020,024. The resulting adjustment was to decrease to deferred revenue and increase fund balance by \$15,020,024.

12. SUBSEQUENT EVENTS

On July 9, 2003, the Redevelopment Agency of the City of San Diego issued \$18,855,000 of Subordinate and Junior Lien Tax Allocation Bonds, and Tax Allocation Housing Bonds for the purpose of financing the renovation of the Agency-owned Balboa Theatre and various low and moderate income housing projects pursuant to the Horton Plaza Redevelopment Plan. The Series 2003 A and B Bonds are payable from and secured by pledged tax increment revenues, subordinate and junior lien, respectively, and the Series 2003 C Bonds are payable from and secured by pledged housing tax increment revenues derived from the Horton Plaza Redevelopment Project Area. The interest rates on the bonds range from 3.25 to 7.74 percent and the maturity date for each issue is November 1, 2021.

The Sliding Scale Recovery (Mary Carter) Settlement Agreement was executed in November 2003, in connection with the lawsuit entitled PDP Imperial Partners, LLC v. The Redevelopment Agency of the City of San Diego, et al. The lawsuit filed by the developer and construction contractor claims that the City and Agency breached the development agreement and construction contract, causing damages. The full amount of the settlement was paid by the Specialty National Insurance Company (SNIC), insurance carrier for the City, the Agency and Southeastern Economic Development Corp. and the Special Liability Insurance Program Fund, which administers the Program Aggregate Deductible related to the SNIC policy. The settlement amount was \$1,635,000.

On December 17, 2003, the Redevelopment Agency of the City of San Diego issued \$5,820,000 of Housing Set-Aside Tax Allocation Bonds for the purpose of financing low and moderate income housing redevelopment activities. The Series 2003 A and B bonds are payable from and secured by housing set-aside tax revenues derived from the City Heights Project Area. The interest rates on the Series A and B bonds range from 2.0 to 6.5 percent with maturity dates of September 1, 2033, and September 1, 2013, respectively.

On December 17, 2003, the Redevelopment Agency of the City of San Diego issued \$12,505,000 of Tax Allocation Bonds for the purpose of financing redevelopment activities, including the development of low and moderate income housing. The Series 2003 A and B bonds are payable from and secured by pledged tax revenues derived from the North Park Project Area. The interest rates on the Series A and B bonds range from 1.5 to 6.125 percent with maturity dates of September 1, 2027, and September 1, 2033, respectively.

On July 28, 2004, the Redevelopment Agency of the City of San Diego issued \$147,725,000 of Subordinate Tax Allocation and Tax Allocation Housing Bonds for the purpose of financing redevelopment activities, including the development of low and moderate income housing, and to make payments pursuant to an MOU with the San Diego Padres in connection with development of the new PETCO Ballpark. A portion of the bonds were issued to refund \$33,500,000 of the Agency's outstanding Series 1993 Bonds. The Series 2004 A and B Bonds are payable from and secured by subordinate pledged tax revenues, and the Series 2004 C and D Bonds are payable from and secured by pledged housing tax revenues. The interest rates on the bonds range from 2.26 to 6.28 percent, with maturity dates of September 1, 2029 for the Series A, C and D Bonds and September 1, 2010 for the Series B Bonds.

On May 3, 2005, the Agency approved the adoption of the Grantville Redevelopment Project Area.

On June 22, 2006, the Agency issued \$76,225,000 of Subordinate and \$33,760,000 of Housing Tax Allocation Bonds. The Subordinate Bonds were issued for the purpose of financing certain redevelopment activities within the Centre City Project, to pay the costs of a debt service reserve surety bonds and the costs of issuance in connection with the Series 2006 A Subordinate Bonds. The Housing Bonds were issued for the purpose of financing certain improvements relating to, or increasing the development of low and moderate income housing, to pay the costs of the a debt service reserve surety bonds and the costs of the issuance for the Series 2006 B Housing Bonds.

12. SUBSEQUENT EVENTS (Continued)

The Series 2006 A and B Bonds are payable from and secured by subordinate pledged tax revenues derived from the Centre City Redevelopment Project Area. The interest rate on the bonds ranges from 4.25 to 6.20 percent and the maturity date for the 2006 A issue is September 1, 2032 and for the 2006 B issue is September 1, 2031.

* * *

Nonmajor Governmental Funds

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
June 30, 2003

	Other Governmental Funds		
	Special Revenue	Debt Service	Capital Projects
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 42,279,972	\$ 18,132	\$ 5,092,514
Cash and Investments with Fiscal Agent.....	-	12,686,333	-
Investments at Fair Value.....	16,999,020	-	-
Receivables:			
Taxes.....	942,605	-	-
Notes and Contracts.....	17,530,246	-	3,772,334
Interest.....	102,072	86,270	15,541
From Other Funds.....	657,720	6,108,082	4,195,924
Working Capital Advances:			
Centre City Development Corporation.....	-	-	275,000
Southeastern Economic Development Corporation.....	-	-	158,977
Land Held for Resale.....	12,610,552	-	2,003,175
TOTAL ASSETS.....	\$ 91,122,187	\$ 18,898,817	\$ 15,513,465
LIABILITIES			
Accounts Payable.....	\$ 280,820	\$ -	\$ 3,106,584
Deferred Revenue.....	2,185,944	-	1,257,334
Due to Other Funds.....	10,961,726	-	-
Sundry Trust Liability.....	71,323	-	135,602
Notes Payable.....	2,595,495	-	-
TOTAL LIABILITIES.....	16,095,308	-	4,499,520
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	12,610,552	-	2,003,175
Reserved for Encumbrances.....	17,862,694	-	12,871,649
Reserved for Advances and Deposits.....	-	-	433,977
Reserved for Low and Moderate Income Housing	19,265,482	-	-
Reserved for Debt Service.....	-	18,687,114	-
Unreserved:			
Designated for Unrealized Gain.....	104,882	211,703	9,881
Designated for Debt Service.....	15,158,436	-	-
Designated for Subsequent Years' Expenditures.....	27,991	-	2,633,723
Undesignated.....	9,996,842	-	(6,938,460)
TOTAL FUND EQUITY.....	75,026,879	18,898,817	11,013,945
TOTAL LIABILITIES AND FUND EQUITY.....	\$ 91,122,187	\$ 18,898,817	\$ 15,513,465

Total
Nonmajor
Governmental
Funds

\$ 47,390,618
12,686,333
16,999,020

942,605
21,302,580
203,883
10,961,726

275,000
158,977
14,613,727

\$ 125,534,469

\$ 3,387,404
3,443,278
10,961,726
206,925
2,595,495

20,594,828

14,613,727
30,734,343
433,977
19,265,482
18,687,114

326,466
15,158,436
2,661,714
3,058,382

104,939,641

\$ 125,534,469

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
Year Ended June 30, 2003

	Other Governmental Funds		
	Special Revenue	Debt Service	Capital Projects
REVENUES			
Tax Increments.....	\$ 16,321,458	\$ 8,143,759	\$ 3,735,298
Interest.....	2,844,190	472,593	218,066
Rents.....	102,937	-	1,151,838
Private Sources.....	108,257	136,714	938,939
City Participation.....	1,742,354	-	1,011,811
Other Revenue.....	-	3,770	982,678
TOTAL REVENUES.....	21,119,196	8,756,836	8,038,630
EXPENDITURES			
Current:			
Administration.....	918,653	-	8,480,021
Legal.....	490,572	-	852,903
Plans and Surveys.....	116,223	-	1,589,645
Acquisition Expenditure.....	3,507	-	403,714
Real Estate/Fixture Purchases.....	-	-	99,704
Property Management.....	17,867	-	185,162
Relocation.....	-	-	26,628
Rehabilitation.....	150,089	-	37,146
Site Clearance.....	-	-	8,123
Project Improvements.....	544,291	-	4,882,579
Promotions and Marketing.....	-	-	11,586
Bond Sale Expenditure.....	-	287,113	-
Program Management.....	31,472	-	65,735
Rehabilitation Loans.....	650,000	-	965,000
Housing Subsidies.....	2,606,000	-	-
Tax Sharing Payments.....	1,828,680	-	-
ERAF Payments.....	270,923	-	460,915
City Capital Outlay.....	235,350	-	2,529,669
Debt Service:			
Principal.....	-	6,421,425	13,730
Interest.....	-	6,819,621	-
TOTAL EXPENDITURES.....	7,863,627	13,528,159	20,612,260
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	13,255,569	(4,771,323)	(12,573,630)
OTHER FINANCING SOURCES (USES)			
Proceeds from Bonds, Developer Loans and Notes.....	2,709,456	345,544	3,406,700
Loans from the City of San Diego.....	-	-	3,935,024
Transfers from Other Funds.....	1,714,454	803,853	525,232
Transfers from Bond Proceeds.....	2,781,155	3,099,349	2,550,107
Contribution to the Housing Commission.....	(221,000)	-	-
Transfers to Other Funds.....	(11,387,187)	(1,575,175)	(511,788)
TOTAL OTHER FINANCING SOURCES (USES).....	(4,403,122)	2,673,571	9,905,275
NET CHANGE IN FUND BALANCES.....	8,852,447	(2,097,752)	(2,668,355)
Fund Balances at July 1, 2002, as Restated.....	66,174,432	20,996,569	13,682,300
FUND BALANCES AT JUNE 30, 2003.....	\$ 75,026,879	\$ 18,898,817	\$ 11,013,945

Total
Nonmajor
Governmental
Funds

\$ 28,200,515
3,534,849
1,254,775
1,183,910
2,754,165
986,448

37,914,662

9,398,674
1,343,475
1,705,868
407,221
99,704
203,029
26,628
187,235
8,123
5,426,870
11,586
287,113
97,207
1,615,000
2,606,000
1,828,680
731,838
2,765,019

6,435,155
6,819,621

42,004,046

(4,089,384)

6,461,700
3,935,024
3,043,539
8,430,611
(221,000)
(13,474,150)

8,175,724

4,086,340

100,853,301

\$ 104,939,641

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS - SPECIAL REVENUE FUNDS
June 30, 2003

	Barrio Logan		Central Imperial
	Low/Mod	Other	Low/Mod
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 77,123	\$ 60,818	\$ 174,937
Investments at Fair Value.....	-	-	-
Receivables:			
Taxes.....	817	3,268	4,864
Notes and Contracts.....	-	-	-
Interest.....	186	62	427
From Other Funds.....	-	-	40,038
Land Held for Resale.....	-	-	-
TOTAL ASSETS.....	\$ 78,126	\$ 64,148	\$ 220,266
LIABILITIES			
Accounts Payable.....	\$ -	\$ -	\$ -
Deferred Revenue.....	-	-	-
Due to Other Funds.....	-	-	-
Sundry Trust Liability.....	-	-	-
Notes Payable.....	-	-	-
TOTAL LIABILITIES.....	-	-	-
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	-	-	-
Reserved for Encumbrances.....	-	-	2,462
Reserved for Low and Moderate Income Housing	78,126	-	217,804
Unreserved:			
Designated for Unrealized Gain.....	-	-	-
Designated for Debt Service.....	-	64,148	-
Designated for Subsequent Years' Expenditures.....	-	-	-
Undesignated.....	-	-	-
TOTAL FUND EQUITY.....	78,126	64,148	220,266
TOTAL LIABILITIES AND FUND EQUITY.....	\$ 78,126	\$ 64,148	\$ 220,266

Central Imperial Other	Centre City Low/Mod	City Heights		College Community		College Grove Low/Mod
		Low/Mod	Other	Low/Mod	Other	
\$ 1,482,097	\$ 12,787,308	\$ 1,461,478	\$ 2,497,557	\$ 223,494	\$ 10,407	\$ 399,213
-	-	-	-	-	-	-
19,456	176,224	38,682	154,728	2,229	8,918	1,207
-	7,195,137	2,595,495	-	-	-	-
3,645	31,711	3,521	6,241	540	232	967
-	-	-	-	-	-	-
-	12,588,913	-	-	-	-	-
<u>\$ 1,505,198</u>	<u>\$ 32,779,293</u>	<u>\$ 4,099,176</u>	<u>\$ 2,658,526</u>	<u>\$ 226,263</u>	<u>\$ 19,557</u>	<u>\$ 401,387</u>
\$ -	\$ 36,693	\$ 1,417	\$ -	\$ -	\$ -	\$ -
-	1,300,000	-	-	-	-	-
390,634	-	-	-	-	-	-
-	71,323	-	-	-	-	-
-	-	2,595,495	-	-	-	-
<u>390,634</u>	<u>1,408,016</u>	<u>2,596,912</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
-	12,588,913	-	-	-	-	-
-	11,787,294	292,000	-	-	-	-
-	6,995,070	1,210,264	-	226,263	-	401,387
5,372	-	-	8,971	-	-	-
895,920	-	-	2,627,593	-	19,557	-
-	-	-	21,962	-	-	-
213,272	-	-	-	-	-	-
<u>1,114,564</u>	<u>31,371,277</u>	<u>1,502,264</u>	<u>2,658,526</u>	<u>226,263</u>	<u>19,557</u>	<u>401,387</u>
<u>\$ 1,505,198</u>	<u>\$ 32,779,293</u>	<u>\$ 4,099,176</u>	<u>\$ 2,658,526</u>	<u>\$ 226,263</u>	<u>\$ 19,557</u>	<u>\$ 401,387</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS - SPECIAL REVENUE FUNDS
June 30, 2003**

	College Grove Other	Gateway Center West Low/Mod	Gateway Center West Other
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 337,300	\$ 12,835	\$ 109,479
Investments at Fair Value.....	-	-	-
Receivables:			
Taxes.....	4,702	1,917	7,668
Notes and Contracts.....	-	-	-
Interest.....	962	32	339
From Other Funds.....	-	-	-
Land Held for Resale.....	-	-	-
TOTAL ASSETS.....	\$ 342,964	\$ 14,784	\$ 117,486
LIABILITIES			
Accounts Payable.....	\$ -	\$ -	\$ -
Deferred Revenue.....	-	-	-
Due to Other Funds.....	-	-	-
Sundry Trust Liability.....	-	-	-
Notes Payable.....	-	-	-
TOTAL LIABILITIES.....	-	-	-
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	-	-	-
Reserved for Encumbrances.....	-	259	-
Reserved for Low and Moderate Income Housing	-	14,525	-
Unreserved:			
Designated for Unrealized Gain.....	1,340	-	-
Designated for Debt Service.....	341,624	-	115,978
Designated for Subsequent Years' Expenditures.....	-	-	1,508
Undesignated.....	-	-	-
TOTAL FUND EQUITY.....	342,964	14,784	117,486
TOTAL LIABILITIES AND FUND EQUITY.....	\$ 342,964	\$ 14,784	\$ 117,486

Horton Plaza		Linda Vista		Market Street		Mount Hope
Low/Mod	Other	Low/Mod	Other	Low/Mod	Other	Low/Mod
\$ 5,805,725	\$ 7,186,282	\$ 148,083	\$ 182,326	\$ -	\$ -	\$ 113,044
-	6,634,209	-	-	-	-	-
13,884	55,535	237	948	-	-	3,443
7,589,614	-	-	-	-	-	150,000
11,626	21,921	358	479	-	-	1,300
-	-	-	-	-	-	429,896
-	-	-	-	-	-	-
<u>\$ 13,420,849</u>	<u>\$ 13,897,947</u>	<u>\$ 148,678</u>	<u>\$ 183,753</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 697,683</u>
\$ 242,710	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
885,944	-	-	-	-	-	-
-	5,623,997	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>1,128,654</u>	<u>5,623,997</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
-	-	-	-	-	-	-
4,675,995	-	-	-	-	-	1,269
7,616,200	-	148,678	-	-	-	696,414
-	34,083	-	698	-	-	-
-	6,983,412	-	183,055	-	-	-
-	-	-	-	-	-	-
-	1,256,455	-	-	-	-	-
<u>12,292,195</u>	<u>8,273,950</u>	<u>148,678</u>	<u>183,753</u>	<u>-</u>	<u>-</u>	<u>697,683</u>
<u>\$ 13,420,849</u>	<u>\$ 13,897,947</u>	<u>\$ 148,678</u>	<u>\$ 183,753</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 697,683</u>

Continued on next page.

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS - SPECIAL REVENUE FUNDS
June 30, 2003

	Mount Hope Other	Naval Training Center Low/Mod	Other
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 1,698,392	\$ 57,764	\$ 229,728
Investments at Fair Value.....	-	-	-
Receivables:			
Taxes.....	13,771	40,768	163,072
Notes and Contracts.....	-	-	-
Interest.....	2,293	139	567
From Other Funds.....	-	-	-
Land Held for Resale.....	-	-	-
TOTAL ASSETS.....	\$ 1,714,456	\$ 98,671	\$ 393,367
LIABILITIES			
Accounts Payable.....	\$ -	\$ -	\$ -
Deferred Revenue.....	-	-	-
Due to Other Funds.....	593,589	-	-
Sundry Trust Liability.....	-	-	-
Notes Payable.....	-	-	-
TOTAL LIABILITIES.....	593,589	-	-
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	-	-	-
Reserved for Encumbrances.....	-	-	-
Reserved for Low and Moderate Income Housing	-	98,671	-
Unreserved:			
Designated for Unrealized Gain.....	4,224	-	833
Designated for Debt Service.....	690,154	-	392,534
Designated for Subsequent Years' Expenditures.....	4,521	-	-
Undesignated.....	421,968	-	-
TOTAL FUND EQUITY.....	1,120,867	98,671	393,367
TOTAL LIABILITIES AND FUND EQUITY.....	\$ 1,714,456	\$ 98,671	\$ 393,367

North Bay		North Park		San Ysidro		Southcrest
Low/Mod	Other	Low/Mod	Other	Low/Mod	Other	Low/Mod
\$ 1,018,338	\$ 1,543,072	\$ 507,740	\$ 1,650,083	\$ 724,661	\$ 685,792	\$ 27,235
-	5,465,248	-	4,228,193	-	-	-
15,441	61,764	16,193	64,773	7,592	30,369	6,027
-	-	-	-	-	-	-
2,679	(865)	1,689	3,782	1,755	2,026	71
-	-	-	-	-	-	187,786
-	-	-	-	-	-	21,639
<u>\$ 1,036,458</u>	<u>\$ 7,069,219</u>	<u>\$ 525,622</u>	<u>\$ 5,946,831</u>	<u>\$ 734,008</u>	<u>\$ 718,187</u>	<u>\$ 242,758</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-
-	1,519,964	-	1,794,957	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	1,519,964	-	1,794,957	-	-	-
-	-	-	-	-	-	21,639
-	-	-	-	800,000	-	303,415
1,036,458	-	525,622	-	-	-	-
-	35,594	-	7,024	-	2,745	-
-	943,648	-	470,042	-	715,442	-
-	-	-	-	-	-	-
-	4,570,013	-	3,674,808	(65,992)	-	(82,296)
<u>1,036,458</u>	<u>5,549,255</u>	<u>525,622</u>	<u>4,151,874</u>	<u>734,008</u>	<u>718,187</u>	<u>242,758</u>
<u>\$ 1,036,458</u>	<u>\$ 7,069,219</u>	<u>\$ 525,622</u>	<u>\$ 5,946,831</u>	<u>\$ 734,008</u>	<u>\$ 718,187</u>	<u>\$ 242,758</u>

Continued on next page.

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS - SPECIAL REVENUE FUNDS
 June 30, 2003

	Southcrest Other	Total
ASSETS		
Cash or Equity in Pooled Cash and Investments.....	\$ 1,067,661	\$ 42,279,972
Investments at Fair Value.....	671,370	16,999,020
Receivables:		
Taxes.....	24,108	942,605
Notes and Contracts.....	-	17,530,246
Interest.....	3,387	102,072
From Other Funds.....	-	657,720
Land Held for Resale.....	-	12,610,552
 TOTAL ASSETS.....	 <u>\$ 1,766,526</u>	 <u>\$ 91,122,187</u>
LIABILITIES		
Accounts Payable.....	\$ -	\$ 280,820
Deferred Revenue.....	-	2,185,944
Due to Other Funds.....	1,038,585	10,961,726
Sundry Trust Liability.....	-	71,323
Notes Payable.....	-	2,595,495
 TOTAL LIABILITIES.....	 <u>1,038,585</u>	 <u>16,095,308</u>
FUND EQUITY		
Fund Balances:		
Reserved for Land Held for Resale.....	-	12,610,552
Reserved for Encumbrances.....	-	17,862,694
Reserved for Low and Moderate Income Housing	-	19,265,482
Unreserved:		
Designated for Unrealized Gain.....	3,998	104,882
Designated for Debt Service.....	715,329	15,158,436
Designated for Subsequent Years' Expenditures.....	-	27,991
Undesignated.....	8,614	9,996,842
 TOTAL FUND EQUITY.....	 <u>727,941</u>	 <u>75,026,879</u>
 TOTAL LIABILITIES AND FUND EQUITY.....	 <u>\$ 1,766,526</u>	 <u>\$ 91,122,187</u>

	Barrio Logan	Central Imperial
	Low/Mod	Low/Mod
REVENUES		
Tax Increments.....	\$ 14,965	\$ 189,751
Interest.....	2,846	2,949
Rents.....	-	-
Private Sources.....	-	-
City Participation.....	-	-
TOTAL REVENUES.....	17,811	192,700
EXPENDITURES		
Current:		
Administration.....	-	54,561
Legal.....	-	6,809
Plans and Surveys.....	-	17,778
Acquisition Expenditure.....	-	-
Property Management.....	-	-
Rehabilitation.....	-	-
Project Improvements.....	-	-
Program Management.....	-	4,569
Rehabilitation Loans.....	-	-
Housing Subsidies.....	-	-
Tax Sharing Payments.....	-	1,782
ERAF Payments.....	-	1,252
City Capital Outlay.....	-	-
TOTAL EXPENDITURES.....	-	83,717
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	17,811	108,983
OTHER FINANCING SOURCES (USES)		
Proceeds from Bonds, Developer Loans and Notes.....	-	-
Transfers from Other Funds.....	-	-
Transfers from Bond Proceeds.....	-	91,829
Contribution to the Housing Commission.....	-	-
Transfers to Other Funds.....	-	-
TOTAL OTHER FINANCING SOURCES (USES).....	-	91,829
NET CHANGE IN FUND BALANCES.....	17,811	200,812
Fund Balances at July 1, 2002, as Restated.....	60,315	19,454
FUND BALANCES AT JUNE 30, 2003.....	\$ 78,126	\$ 220,266

Central Imperial	Centre City	City Heights		College Community		College Grove
Other	Low/Mod	Low/Mod	Other	Low/Mod	Other	Low/Mod
\$ 510,687	\$ 6,846,696	\$ 923,965	\$ 1,824,568	\$ 36,382	\$ -	\$ 96,482
46,698	558,299	45,335	74,142	8,352	4,088	10,870
-	102,937	-	-	-	-	-
-	108,257	-	-	-	-	-
-	1,242,354	-	-	-	-	106,000
557,385	8,858,543	969,300	1,898,710	44,734	4,088	213,352
-	498,839	11,415	-	-	-	-
-	459,348	7,951	-	251	-	251
-	54,401	-	-	-	-	-
-	-	-	-	-	-	-
-	15,593	-	-	-	-	-
-	33,768	-	-	-	-	-
-	109,291	-	-	-	-	-
-	10,590	-	-	-	-	-
-	400,000	-	-	-	-	-
-	-	106,000	-	-	-	-
5,384	-	-	513,765	-	43,077	-
-	-	-	44,196	-	6,777	-
-	235,350	-	-	-	-	-
5,384	1,817,180	125,366	557,961	251	49,854	251
552,001	7,041,363	843,934	1,340,749	44,483	(45,766)	213,101
-	-	-	-	-	-	-
943,412	-	-	96,082	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
(933,197)	(2,000,000)	(183,417)	(165,072)	-	(55,069)	-
10,215	(2,000,000)	(183,417)	(68,990)	-	(55,069)	-
562,216	5,041,363	660,517	1,271,759	44,483	(100,835)	213,101
552,348	26,329,914	841,747	1,386,767	181,780	120,392	188,286
\$ 1,114,564	\$ 31,371,277	\$ 1,502,264	\$ 2,658,526	\$ 226,263	\$ 19,557	\$ 401,387

Continued on next page.

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS - SPECIAL REVENUE FUNDS
Year Ended June 30, 2003

	College Grove Other	Gateway Center West Low/Mod	Other
REVENUES			
Tax Increments.....	\$ 54,118	\$ 50,440	\$ -
Interest.....	12,562	1,195	13,004
Rents.....	-	-	-
Private Sources.....	-	-	-
City Participation.....	-	-	-
TOTAL REVENUES.....	66,680	51,635	13,004
EXPENDITURES			
Current:			
Administration.....	-	46,110	-
Legal.....	-	-	-
Plans and Surveys.....	-	6,568	-
Acquisition Expenditure.....	-	-	-
Property Management.....	-	-	-
Rehabilitation.....	-	-	-
Project Improvements.....	-	-	-
Program Management.....	-	3,551	-
Rehabilitation Loans.....	-	-	-
Housing Subsidies.....	-	-	-
Tax Sharing Payments.....	61,877	-	-
ERAF Payments.....	15,250	-	-
City Capital Outlay.....	-	-	-
TOTAL EXPENDITURES.....	77,127	56,229	-
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	(10,447)	(4,594)	13,004
OTHER FINANCING SOURCES (USES)			
Proceeds from Bonds, Developer Loans and Notes.....	-	-	-
Transfers from Other Funds.....	-	-	2,042
Transfers from Bond Proceeds.....	-	2,828	-
Contribution to the Housing Commission.....	-	-	-
Transfers to Other Funds.....	-	(29,432)	(46,111)
TOTAL OTHER FINANCING SOURCES (USES).....	-	(26,604)	(44,069)
NET CHANGE IN FUND BALANCES.....	(10,447)	(31,198)	(31,065)
Fund Balances at July 1, 2002, as Restated.....	353,411	45,982	148,551
FUND BALANCES AT JUNE 30, 2003.....	\$ 342,964	\$ 14,784	\$ 117,486

Horton Plaza		Linda Vista		Market Street		Mount Hope
Low/Mod	Other	Low/Mod	Other	Low/Mod	Other	Low/Mod
\$ 2,666,685	\$ 262,398	\$ 20,988	\$ 36,557	\$ -	\$ -	\$ 232,448
254,179	482,969	5,613	7,234	241	848	20,473
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	93,000	-	-
<u>2,920,864</u>	<u>745,367</u>	<u>26,601</u>	<u>43,791</u>	<u>93,241</u>	<u>848</u>	<u>252,921</u>
161,362	-	-	-	-	-	65,471
11,523	-	251	-	-	-	-
845	-	-	-	-	-	18,124
-	-	-	-	-	-	-
2,274	-	-	-	-	-	-
-	-	-	-	116,321	-	-
-	-	-	-	-	-	435,000
-	-	-	-	-	-	7,110
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	3,619	-	-	-
-	-	-	-	-	-	-
<u>176,004</u>	<u>-</u>	<u>251</u>	<u>3,619</u>	<u>116,321</u>	<u>-</u>	<u>525,705</u>
<u>2,744,860</u>	<u>745,367</u>	<u>26,350</u>	<u>40,172</u>	<u>(23,080)</u>	<u>848</u>	<u>(272,784)</u>
-	-	-	-	-	-	-
-	-	-	36	17,808	-	-
-	-	-	-	-	-	171,745
(221,000)	-	-	-	-	-	-
-	-	-	-	-	(17,655)	(110,976)
<u>(221,000)</u>	<u>-</u>	<u>-</u>	<u>36</u>	<u>17,808</u>	<u>(17,655)</u>	<u>60,769</u>
2,523,860	745,367	26,350	40,208	(5,272)	(16,807)	(212,015)
<u>9,768,335</u>	<u>7,528,583</u>	<u>122,328</u>	<u>143,545</u>	<u>5,272</u>	<u>16,807</u>	<u>909,698</u>
<u>\$ 12,292,195</u>	<u>\$ 8,273,950</u>	<u>\$ 148,678</u>	<u>\$ 183,753</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 697,683</u>

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS - SPECIAL REVENUE FUNDS
Year Ended June 30, 2003**

	Mount Hope Other	Naval Training Center Low/Mod	Other
REVENUES			
Tax Increments.....	\$ 95,532	\$ 97,952	\$ 391,808
Interest.....	96,942	473	2,918
Rents.....	-	-	-
Private Sources.....	-	-	-
City Participation.....	-	-	-
TOTAL REVENUES.....	192,474	98,425	394,726
EXPENDITURES			
Current:			
Administration.....	-	-	-
Legal.....	-	-	-
Plans and Surveys.....	-	-	-
Acquisition Expenditure.....	-	-	-
Property Management.....	-	-	-
Rehabilitation.....	-	-	-
Project Improvements.....	-	-	-
Program Management.....	-	-	-
Rehabilitation Loans.....	-	-	-
Housing Subsidies.....	-	-	-
Tax Sharing Payments.....	-	-	2,100
ERAF Payments.....	40,321	-	24
City Capital Outlay.....	-	-	-
TOTAL EXPENDITURES.....	40,321	-	2,124
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	152,153	98,425	392,602
OTHER FINANCING SOURCES (USES)			
Proceeds from Bonds, Developer Loans and Notes.....	2,709,456	-	-
Transfers from Other Funds.....	168,354	-	-
Transfers from Bond Proceeds.....	-	-	-
Contribution to the Housing Commission.....	-	-	-
Transfers to Other Funds.....	(2,521,160)	-	-
TOTAL OTHER FINANCING SOURCES (USES).....	356,650	-	-
NET CHANGE IN FUND BALANCES.....	508,803	98,425	392,602
Fund Balances at July 1, 2002, as Restated.....	612,064	246	765
FUND BALANCES AT JUNE 30, 2003.....	\$ 1,120,867	\$ 98,671	\$ 393,367

North Bay		North Park		San Ysidro		Southcrest
Low/Mod	Other	Low/Mod	Other	Low/Mod	Other	Low/Mod
\$ 505,200	\$ 64,750	\$ 413,171	\$ 127,044	\$ 297,902	\$ 178,107	\$ 158,045
28,066	640,783	19,122	377,459	22,785	41,967	1,014
-	-	-	-	-	-	-
-	-	-	-	-	-	-
200,000	-	101,000	-	-	-	-
<u>733,266</u>	<u>705,533</u>	<u>533,293</u>	<u>504,503</u>	<u>320,687</u>	<u>220,074</u>	<u>159,059</u>
18,910	-	1,289	-	-	-	60,696
251	-	251	-	251	-	3,435
-	-	-	-	-	-	18,507
3,507	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	5,652
-	-	250,000	-	-	-	-
2,500,000	-	-	-	-	-	-
-	524,197	-	376,253	-	300,245	-
-	62,441	-	34,404	-	22,318	-
-	-	-	-	-	-	-
<u>2,522,668</u>	<u>586,638</u>	<u>251,540</u>	<u>410,657</u>	<u>251</u>	<u>322,563</u>	<u>88,290</u>
<u>(1,789,402)</u>	<u>118,895</u>	<u>281,753</u>	<u>93,846</u>	<u>320,436</u>	<u>(102,489)</u>	<u>70,769</u>
-	-	-	-	-	-	-
-	-	-	-	-	-	-
2,500,000	-	-	-	-	-	14,753
-	-	-	-	-	-	-
(218,714)	(3,044,385)	(116,899)	(1,183,533)	-	-	(196,267)
<u>2,281,286</u>	<u>(3,044,385)</u>	<u>(116,899)</u>	<u>(1,183,533)</u>	<u>-</u>	<u>-</u>	<u>(181,514)</u>
491,884	(2,925,490)	164,854	(1,089,687)	320,436	(102,489)	(110,745)
<u>544,574</u>	<u>8,474,745</u>	<u>360,768</u>	<u>5,241,561</u>	<u>413,572</u>	<u>820,676</u>	<u>353,503</u>
<u>\$ 1,036,458</u>	<u>\$ 5,549,255</u>	<u>\$ 525,622</u>	<u>\$ 4,151,874</u>	<u>\$ 734,008</u>	<u>\$ 718,187</u>	<u>\$ 242,758</u>

Continued on next page.

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS - SPECIAL REVENUE FUNDS
Year Ended June 30, 2003

	<u>Southcrest</u> <u>Other</u>	<u>Total</u>
REVENUES		
Tax Increments.....	\$ 189,354	\$ 16,321,458
Interest.....	60,041	2,844,190
Rents.....	-	102,937
Private Sources.....	-	108,257
City Participation.....	-	1,742,354
TOTAL REVENUES.....	249,395	21,119,196
EXPENDITURES		
Current:		
Administration.....	-	918,653
Legal.....	-	490,572
Plans and Surveys.....	-	116,223
Acquisition Expenditure.....	-	3,507
Property Management.....	-	17,867
Rehabilitation.....	-	150,089
Project Improvements.....	-	544,291
Program Management.....	-	31,472
Rehabilitation Loans.....	-	650,000
Housing Subsidies.....	-	2,606,000
Tax Sharing Payments.....	-	1,828,680
ERAF Payments.....	40,321	270,923
City Capital Outlay.....	-	235,350
TOTAL EXPENDITURES.....	40,321	7,863,627
EXCESS (DEFICIENCY) OF REVENUES OVER		
EXPENDITURES.....	209,074	13,255,569
OTHER FINANCING SOURCES (USES)		
Proceeds from Bonds, Developer Loans and Notes.....	-	2,709,456
Transfers from Other Funds.....	486,720	1,714,454
Transfers from Bond Proceeds.....	-	2,781,155
Contribution to the Housing Commission.....	-	(221,000)
Transfers to Other Funds.....	(565,300)	(11,387,187)
TOTAL OTHER FINANCING SOURCES (USES).....	(78,580)	(4,403,122)
NET CHANGE IN FUND BALANCES.....	130,494	8,852,447
Fund Balances at July 1, 2002, as Restated.....	597,447	66,174,432
FUND BALANCES AT JUNE 30, 2003.....	\$ 727,941	\$ 75,026,879

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS - DEBT SERVICE FUNDS
June 30, 2003**

	Central Imperial	City Heights	College Grove
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ -	\$ 8,263	\$ -
Cash and Investments with Fiscal Agent.....	283,392	4,923,723	-
Receivables:			
Interest.....	-	20	-
From Other Funds.....	-	-	-
 TOTAL ASSETS.....	 <u>\$ 283,392</u>	 <u>\$ 4,932,006</u>	 <u>\$ -</u>
 FUND EQUITY			
Fund Balances:			
Reserved for Debt Service.....	\$ 272,843	\$ 4,927,419	\$ -
Unreserved:			
Designated for Unrealized Gain.....	10,549	4,587	-
 TOTAL FUND EQUITY.....	 <u>\$ 283,392</u>	 <u>\$ 4,932,006</u>	 <u>\$ -</u>

<u>Gateway Center West</u>	<u>Horton Plaza</u>	<u>Linda Vista</u>	<u>Mount Hope</u>	<u>North Bay</u>	<u>North Park</u>	<u>San Ysidro</u>
\$ -	\$ 9,869	\$ -	\$ -	\$ -	\$ -	\$ -
117,605	4,940,183	-	550,638	1,009,768	544,033	-
-	86,201	-	-	32	17	-
-	5,623,997	-	-	300,000	-	-
<u>\$ 117,605</u>	<u>\$ 10,660,250</u>	<u>\$ -</u>	<u>\$ 550,638</u>	<u>\$ 1,309,800</u>	<u>\$ 544,050</u>	<u>\$ -</u>
\$ 117,605	\$ 10,511,804	\$ -	\$ 550,638	\$ 1,282,381	\$ 529,547	\$ -
-	148,446	-	-	27,419	14,503	-
<u>\$ 117,605</u>	<u>\$ 10,660,250</u>	<u>\$ -</u>	<u>\$ 550,638</u>	<u>\$ 1,309,800</u>	<u>\$ 544,050</u>	<u>\$ -</u>

Continue on next page.

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS - DEBT SERVICE FUNDS
 June 30, 2003

	Southcrest	Total
ASSETS		
Cash or Equity in Pooled Cash and Investments.....	\$ -	\$ 18,132
Cash and Investments with Fiscal Agent.....	316,991	12,686,333
Receivables:		
Interest.....	-	86,270
From Other Funds.....	184,085	6,108,082
 TOTAL ASSETS.....	 <u>\$ 501,076</u>	 <u>\$ 18,898,817</u>
 FUND EQUITY		
Fund Balances:		
Reserved for Debt Service.....	\$ 494,877	\$ 18,687,114
Unreserved:		
Designated for Unrealized Gain.....	6,199	211,703
 TOTAL FUND EQUITY.....	 <u>\$ 501,076</u>	 <u>\$ 18,898,817</u>

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS - DEBT SERVICE FUNDS
Year Ended June 30, 2003

	Central Imperial	City Heights	College Grove
REVENUES			
Tax Increments.....	\$ 227,331	\$ 1,870,729	\$ 271,028
Interest.....	36,323	50,392	-
Private Sources.....	-	136,714	-
Other Revenue.....	-	3,770	-
TOTAL REVENUES.....	263,654	2,061,605	271,028
EXPENDITURES			
Current:			
Bond Sale Expenditure.....	-	-	-
Debt Service:			
Principal.....	45,000	3,770	271,028
Interest.....	213,450	636,866	-
TOTAL EXPENDITURES.....	258,450	640,636	271,028
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	5,204	1,420,969	-
OTHER FINANCING SOURCES (USES)			
Proceeds from Bonds, Developer Loans and Notes.....	-	-	-
Transfers from Other Funds.....	-	183,417	-
Transfers from Bond Proceeds.....	-	-	-
Transfers to Other Funds.....	(943,412)	-	-
TOTAL OTHER FINANCING SOURCES (USES).....	(943,412)	183,417	-
NET CHANGE IN FUND BALANCES.....	(938,208)	1,604,386	-
Fund Balances at July 1, 2002, as Restated.....	1,221,600	3,327,620	-
FUND BALANCES AT JUNE 30, 2003.....	\$ 283,392	\$ 4,932,006	\$ -

Gateway Center West	Horton Plaza	Linda Vista	Mount Hope	North Bay	North Park	San Ysidro
\$ 89,597	\$ 3,104,490	\$ -	\$ 443,922	\$ 846,019	\$ 514,153	\$ 415,500
615	258,764	-	14,296	59,795	31,684	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
90,212	3,363,254	-	458,218	905,814	545,837	415,500
-	-	-	287,113	-	-	-
50,000	3,009,846	-	1,983,009	353,406	100,000	216,872
98,093	2,984,160	-	937,836	791,093	583,100	198,628
148,093	5,994,006	-	3,207,958	1,144,499	683,100	415,500
(57,881)	(2,630,752)	-	(2,749,740)	(238,685)	(137,263)	-
-	-	-	345,544	-	-	-
57,580	-	-	110,976	218,714	116,899	-
-	-	-	2,349,416	300,000	-	-
(2,042)	-	(36)	-	(142,965)	-	-
55,538	-	(36)	2,805,936	375,749	116,899	-
(2,343)	(2,630,752)	(36)	56,196	137,064	(20,364)	-
119,948	13,291,002	36	494,442	1,172,736	564,414	-
\$ 117,605	\$ 10,660,250	\$ -	\$ 550,638	\$ 1,309,800	\$ 544,050	\$ -

Continued on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS - DEBT SERVICE FUNDS
Year Ended June 30, 2003**

	Southcrest	Total
REVENUES		
Tax Increments.....	\$ 360,990	\$ 8,143,759
Interest.....	20,724	472,593
Private Sources.....	-	136,714
Other Revenue.....	-	3,770
TOTAL REVENUES.....	381,714	8,756,836
EXPENDITURES		
Current:		
Bond Sale Expenditure.....	-	287,113
Debt Service:		
Principal.....	388,494	6,421,425
Interest.....	376,395	6,819,621
TOTAL EXPENDITURES.....	764,889	13,528,159
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	(383,175)	(4,771,323)
OTHER FINANCING SOURCES (USES)		
Proceeds from Bonds, Developer Loans and Notes.....	-	345,544
Transfers from Other Funds.....	116,267	803,853
Transfers from Bond Proceeds.....	449,933	3,099,349
Transfers to Other Funds.....	(486,720)	(1,575,175)
TOTAL OTHER FINANCING SOURCES (USES).....	79,480	2,673,571
NET CHANGE IN FUND BALANCES.....	(303,695)	(2,097,752)
Fund Balances at July 1, 2002, as Restated.....	804,771	20,996,569
FUND BALANCES AT JUNE 30, 2003.....	\$ 501,076	\$ 18,898,817

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS - CAPITAL PROJECTS FUNDS
June 30, 2003**

	Barrio Logan	Central Imperial	City Heights
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 26,123	\$ 177,772	\$ 67,194
Receivables:			
Notes and Contracts.....	-	265,000	3,120,700
Interest.....	114	1,011	1,051
From Other Funds.....	-	350,596	-
Working Capital Advances:			
Centre City Development Corporation.....	-	-	-
Southeastern Economic Development Corporation.....	-	-	-
Land Held for Resale.....	440,100	382,252	-
TOTAL ASSETS.....	\$ 466,337	\$ 1,176,631	\$ 3,188,945
LIABILITIES			
Accounts Payable.....	\$ 482,266	\$ 60,699	\$ 1,481,931
Deferred Revenue.....	-	-	870,700
Sundry Trust Liability.....	714	43,552	387
TOTAL LIABILITIES.....	482,980	104,251	2,353,018
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	440,100	382,252	-
Reserved for Encumbrances.....	531,810	825,801	5,665,108
Reserved for Advances and Deposits.....	-	-	-
Unreserved:			
Designated for Unrealized Gain.....	-	-	-
Designated for Subsequent Years' Expenditures.....	-	-	-
Undesignated.....	(988,553)	(135,673)	(4,829,181)
TOTAL FUND EQUITY.....	(16,643)	1,072,380	835,927
TOTAL LIABILITIES AND FUND EQUITY.....	\$ 466,337	\$ 1,176,631	\$ 3,188,945

College Community	College Grove	Crossroads	Gateway Center West	Horton Plaza	Linda Vista	Market Street
\$ 1,888	\$ 595	\$ 57	\$ 56,271	\$ 3,150,966	\$ 126,189	\$ -
-	-	-	-	-	-	-
3	-	-	114	7,700	293	-
-	-	-	-	-	-	-
-	-	-	-	275,000	-	-
-	-	-	-	-	-	-
-	-	-	165,033	-	366,285	-
<u>\$ 1,891</u>	<u>\$ 595</u>	<u>\$ 57</u>	<u>\$ 221,418</u>	<u>\$ 3,433,666</u>	<u>\$ 492,767</u>	<u>\$ -</u>
\$ 218,571	\$ 31,038	\$ 246,720	\$ 13,770	\$ 63,429	\$ 408	\$ -
-	-	-	-	-	-	-
-	-	-	15,175	-	-	-
<u>218,571</u>	<u>31,038</u>	<u>246,720</u>	<u>28,945</u>	<u>63,429</u>	<u>408</u>	<u>-</u>
-	-	-	165,033	-	366,285	-
49,549	-	9,588	9,007	2,049,824	-	-
-	-	-	-	275,000	-	-
-	-	-	-	7,839	-	-
-	-	-	18,433	1,037,574	126,074	-
<u>(266,229)</u>	<u>(30,443)</u>	<u>(256,251)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>(216,680)</u>	<u>(30,443)</u>	<u>(246,663)</u>	<u>192,473</u>	<u>3,370,237</u>	<u>492,359</u>	<u>-</u>
<u>\$ 1,891</u>	<u>\$ 595</u>	<u>\$ 57</u>	<u>\$ 221,418</u>	<u>\$ 3,433,666</u>	<u>\$ 492,767</u>	<u>\$ -</u>

Continue on next page.

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS - CAPITAL PROJECTS FUNDS
June 30, 2003

	Mount Hope	Naval Training Center	North Bay
ASSETS			
Cash or Equity in Pooled Cash and Investments.....	\$ 297,181	\$ 168,333	\$ 10,255
Receivables:			
Notes and Contracts.....	-	-	-
Interest.....	997	708	-
From Other Funds.....	163,693	-	1,219,964
Working Capital Advances:			
Centre City Development Corporation.....	-	-	-
Southeastern Economic Development Corporation.....	158,977	-	-
Land Held for Resale.....	446,199	-	-
 TOTAL ASSETS.....	 <u>\$ 1,067,047</u>	 <u>\$ 169,041</u>	 <u>\$ 1,230,219</u>
LIABILITIES			
Accounts Payable.....	\$ 28,884	\$ 129,637	\$ 6,348
Deferred Revenue.....	-	-	-
Sundry Trust Liability.....	4,936	-	-
 TOTAL LIABILITIES.....	 <u>33,820</u>	 <u>129,637</u>	 <u>6,348</u>
FUND EQUITY			
Fund Balances:			
Reserved for Land Held for Resale.....	446,199	-	-
Reserved for Encumbrances.....	39,775	163,162	1,352,346
Reserved for Advances and Deposits.....	158,977	-	-
Unreserved:			
Designated for Unrealized Gain.....	665	-	-
Designated for Subsequent Years' Expenditures.....	387,611	-	-
Undesignated.....	-	(123,758)	(128,475)
 TOTAL FUND EQUITY.....	 <u>1,033,227</u>	 <u>39,404</u>	 <u>1,223,871</u>
 TOTAL LIABILITIES AND FUND EQUITY.....	 <u>\$ 1,067,047</u>	 <u>\$ 169,041</u>	 <u>\$ 1,230,219</u>

North Park	San Ysidro	Southcrest	Total
\$ 181,204	\$ 15,649	\$ 812,837	\$ 5,092,514
-	-	386,634	3,772,334
660	17	2,873	15,541
1,794,957	-	666,714	4,195,924
-	-	-	275,000
-	-	-	158,977
1	-	203,305	2,003,175
<u>\$ 1,976,822</u>	<u>\$ 15,666</u>	<u>\$ 2,072,363</u>	<u>\$ 15,513,465</u>
\$ 83,841	\$ 8,828	\$ 250,214	\$ 3,106,584
-	-	386,634	1,257,334
20,630	-	50,208	135,602
<u>104,471</u>	<u>8,828</u>	<u>687,056</u>	<u>4,499,520</u>
1	-	203,305	2,003,175
808,319	104,104	1,263,256	12,871,649
-	-	-	433,977
-	-	1,377	9,881
1,064,031	-	-	2,633,723
-	(97,266)	(82,631)	(6,938,460)
<u>1,872,351</u>	<u>6,838</u>	<u>1,385,307</u>	<u>11,013,945</u>
<u>\$ 1,976,822</u>	<u>\$ 15,666</u>	<u>\$ 2,072,363</u>	<u>\$ 15,513,465</u>

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
 COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
 NONMAJOR GOVERNMENTAL FUNDS - CAPITAL PROJECTS FUNDS
 Year Ended June 30, 2003

	Barrio Logan	Central Imperial	City Heights
REVENUES			
Tax Increments.....	\$ 24,395	\$ 20,983	\$ 563
Interest.....	2,176	468	30,262
Rents.....	6,000	-	227
Private Sources.....	26,000	-	107,972
City Participation.....	-	-	811,811
Other Revenue.....	178	-	823,763
TOTAL REVENUES.....	58,749	21,451	1,774,598
EXPENDITURES			
Current:			
Administration.....	667,457	660,874	1,751,283
Legal.....	24,700	372,227	75,173
Plans and Surveys.....	17,907	150,915	526,736
Acquisition Expenditure.....	-	-	294,592
Real Estate/Fixture Purchases.....	-	43	21,470
Property Management.....	1,370	93,542	65
Relocation.....	-	-	(1,867)
Rehabilitation.....	-	325	-
Site Clearance.....	-	-	850
Project Improvements.....	759,000	1,672,251	-
Promotions and Marketing.....	-	-	-
Program Management.....	-	28,841	-
Rehabilitation Loans.....	-	-	-
ERAF Payments.....	-	-	-
City Capital Outlay.....	-	109,293	60,000
Debt Service:			
Principal.....	-	-	-
TOTAL EXPENDITURES.....	1,470,434	3,088,311	2,728,302
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	(1,411,685)	(3,066,860)	(953,704)
OTHER FINANCING SOURCES (USES)			
Proceeds from Bonds, Developer Loans and Notes.....	1,199,000	-	1,232,700
Loans from the City of San Diego.....	180,855	2,444,262	1,649
Transfers from Other Funds.....	1,000	-	206,198
Transfers from Bond Proceeds.....	-	841,368	165,072
Transfers to Other Funds.....	(1,000)	-	(302,280)
TOTAL OTHER FINANCING SOURCES (USES).....	1,379,855	3,285,630	1,303,339
NET CHANGE IN FUND BALANCES.....	(31,830)	218,770	349,635
Fund Balances at July 1, 2002, as Restated.....	15,187	853,610	486,292
FUND BALANCES AT JUNE 30, 2003.....	\$ (16,643)	\$ 1,072,380	\$ 835,927

College Community	College Grove	Crossroads	Gateway Center West	Horton Plaza	Linda Vista	Market Street
\$ 145,528	\$ 60,783	\$ -	\$ 112,163	\$ 131,793	\$ 47,395	\$ -
74	-	-	1,507	133,350	4,565	6
-	-	-	-	1,095,910	49,701	-
20,000	-	-	-	-	-	-
-	-	-	-	-	-	-
18	-	57	-	-	-	-
<u>165,620</u>	<u>60,783</u>	<u>57</u>	<u>113,670</u>	<u>1,361,053</u>	<u>101,661</u>	<u>6</u>
415,036	86,215	284,724	112,713	394,580	59,226	-
4,710	100	41,771	181	27,890	(3,768)	-
12,577	5,000	162,998	4,367	30,530	5,000	-
-	-	-	-	-	1,204	-
-	-	-	-	74,611	-	-
5,379	98	-	2,156	33,031	5,516	-
-	-	-	-	-	-	-
-	-	-	-	36,821	-	-
-	-	-	-	-	-	-
-	-	-	1,806	267,183	-	-
-	-	-	-	-	-	-
-	-	-	3,247	8,085	-	-
-	-	-	-	-	-	-
-	-	-	-	460,915	-	-
-	-	-	-	-	-	-
-	-	-	13,730	-	-	-
<u>437,702</u>	<u>91,413</u>	<u>489,493</u>	<u>138,200</u>	<u>1,333,646</u>	<u>67,178</u>	<u>-</u>
(272,082)	(30,630)	(489,436)	(24,530)	27,407	34,483	6
-	-	-	-	-	-	-
-	-	242,773	-	-	-	-
55,069	-	-	-	40,000	-	-
-	-	-	15,135	-	-	-
-	-	-	-	(40,000)	-	(153)
<u>55,069</u>	<u>-</u>	<u>242,773</u>	<u>15,135</u>	<u>-</u>	<u>-</u>	<u>(153)</u>
(217,013)	(30,630)	(246,663)	(9,395)	27,407	34,483	(147)
<u>333</u>	<u>187</u>	<u>-</u>	<u>201,868</u>	<u>3,342,830</u>	<u>457,876</u>	<u>147</u>
<u>\$ (216,680)</u>	<u>\$ (30,443)</u>	<u>\$ (246,663)</u>	<u>\$ 192,473</u>	<u>\$ 3,370,237</u>	<u>\$ 492,359</u>	<u>\$ -</u>

Continue on next page.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS - CAPITAL PROJECTS FUNDS
Year Ended June 30, 2003**

	Mount Hope	Naval Training Center	North Bay
REVENUES			
Tax Increments.....	\$ 390,339	\$ -	\$ 1,110,032
Interest.....	14,169	12,642	148
Rents.....	-	-	-
Private Sources.....	-	740,467	-
City Participation.....	-	200,000	-
Other Revenue.....	-	334	58,289
TOTAL REVENUES.....	404,508	953,443	1,168,469
EXPENDITURES			
Current:			
Administration.....	342,554	703,459	1,020,788
Legal.....	29,471	108,473	22,722
Plans and Surveys.....	40,978	59,531	241,173
Acquisition Expenditure.....	-	33,803	-
Real Estate/Fixture Purchases.....	-	-	-
Property Management.....	8,546	1,539	5,518
Relocation.....	-	-	-
Rehabilitation.....	-	-	-
Site Clearance.....	-	7,273	-
Project Improvements.....	1,211	-	454,174
Promotions and Marketing.....	6,571	-	-
Program Management.....	10,255	-	-
Rehabilitation Loans.....	-	-	-
ERAF Payments.....	-	-	-
City Capital Outlay.....	-	-	1,860,376
Debt Service:			
Principal.....	-	-	-
TOTAL EXPENDITURES.....	439,586	914,078	3,604,751
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES.....	(35,078)	39,365	(2,436,282)
OTHER FINANCING SOURCES (USES)			
Proceeds from Bonds, Developer Loans and Notes.....	-	-	-
Loans from the City of San Diego.....	-	-	-
Transfers from Other Funds.....	-	-	142,965
Transfers from Bond Proceeds.....	-	-	244,385
Transfers to Other Funds.....	(168,355)	-	-
TOTAL OTHER FINANCING SOURCES (USES).....	(168,355)	-	387,350
NET CHANGE IN FUND BALANCES.....	(203,433)	39,365	(2,048,932)
Fund Balances at July 1, 2002, as Restated.....	1,236,660	39	3,272,803
FUND BALANCES AT JUNE 30, 2003.....	\$ 1,033,227	\$ 39,404	\$ 1,223,871

North Park	San Ysidro	Southcrest	Total
\$ 1,011,487	\$ 598,001	\$ 81,836	\$ 3,735,298
2,401	515	15,783	218,066
-	-	-	1,151,838
-	-	44,500	938,939
-	-	-	1,011,811
100,010	29	-	982,678
<u>1,113,898</u>	<u>598,545</u>	<u>142,119</u>	<u>8,038,630</u>
1,009,131	494,271	477,710	8,480,021
50,402	42,014	56,837	852,903
179,541	67,579	84,813	1,589,645
74,115	-	-	403,714
3,580	-	-	99,704
3,404	5,516	19,482	185,162
28,495	-	-	26,628
-	-	-	37,146
-	-	-	8,123
308,042	-	1,418,912	4,882,579
-	-	5,015	11,586
-	-	15,307	65,735
965,000	-	-	965,000
-	-	-	460,915
-	-	500,000	2,529,669
-	-	-	13,730
<u>2,621,710</u>	<u>609,380</u>	<u>2,578,076</u>	<u>20,612,260</u>
<u>(1,507,812)</u>	<u>(10,835)</u>	<u>(2,435,957)</u>	<u>(12,573,630)</u>
675,000	-	300,000	3,406,700
12,791	-	1,052,694	3,935,024
-	-	80,000	525,232
1,183,533	-	100,614	2,550,107
-	-	-	(511,788)
<u>1,871,324</u>	<u>-</u>	<u>1,533,308</u>	<u>9,905,275</u>
363,512	(10,835)	(902,649)	(2,668,355)
<u>1,508,839</u>	<u>17,673</u>	<u>2,287,956</u>	<u>13,682,300</u>
<u>\$ 1,872,351</u>	<u>\$ 6,838</u>	<u>\$ 1,385,307</u>	<u>\$ 11,013,945</u>



MACIAS GINI & O'CONNELL LLP
CERTIFIED PUBLIC ACCOUNTANTS & MANAGEMENT CONSULTANTS

3000 S Street, Suite 300
Sacramento, CA 95816

2175 N. California Boulevard, Suite 645
Walnut Creek, CA 94596

515 S. Figueroa Street, Suite 325
Los Angeles, CA 90071

402 West Broadway, Suite 400
San Diego, CA 92101

Board of Directors
Redevelopment Agency of the
City of San Diego
San Diego, California

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN
AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

We have audited the financial statements of the governmental activities, each major fund and the aggregate remaining fund information of the Redevelopment Agency of the City of San Diego, California (Agency), a component unit of the City of San Diego, California, as of and for the fiscal year ended June 30, 2003, which collectively comprise the Agency's basic financial statements and have issued our report thereon dated May 24, 2007. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Agency's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide an opinion on the internal control over financial reporting. However, we noted a matter involving the internal control over financial reporting and its operation that we consider to be a reportable condition. Reportable conditions involve matters coming to our attention relating to significant deficiencies in the design or operation of the internal control over financial reporting that, in our judgment, could adversely affect the Agency's ability to initiate, record, process, and report financial data consistent with the assertions of management in the financial statements. The reportable condition is described in the accompanying schedule of findings as item 2003-1.

A material weakness is a reportable condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements caused by error or fraud in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control that might be reportable conditions and, accordingly, would not necessarily disclose all reportable conditions that are also considered to be material weaknesses. However, we consider item 2003-1 to be a material weakness.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. Such provisions include those provisions of laws and regulations identified in the *Guidelines for Compliance Audits of California Redevelopment Agencies* issued by the State Controller's Office and as interpreted in the *Suggested Auditing Procedures for Accomplishing Compliance Audits of California Redevelopment Agencies*, issued by the Governmental Accounting and Auditing Committee of the California Society of Certified Public Accountants. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and which are described in the accompanying schedule of findings and responses as items 2003-a through 2003-g.

This report is intended solely for the information and use of the Board of Directors, management of the Agency and the State Controller's Office and is not intended to be and should not be used by anyone other than these specified parties.

Macias Jini & O'Connell LLP

Certified Public Accountants

Los Angeles, California
May 24, 2007

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CURRENT YEAR FINDINGS AND RECOMMENDATIONS
FOR THE YEAR ENDED JUNE 30, 2003**

Financial Statement Findings:

2003-1 Financial Reporting

During our audit of the Agency's basic financial statements we noted several internal control deficiencies that resulted in numerous errors and restatements of previously issued financial statements. Some of the deficiencies noted during the audit are as follows:

- Improper financial statement presentation of debt transactions
- Failure to properly record certain loan transactions (e.g. loans paid off were not removed, and new loans were not recorded)
- Failure to transfer completed projects out of construction in progress to begin depreciating these assets
- Improper classification of assets
- Improper valuation of land held for resale
- Incomplete capture of capitalizable expenditures (i.e., amounts were expensed versus capitalized)
- Failure to recognize certain revenues that met applicable revenue recognition criteria

The Agency did not maintain effective internal controls over the financial reporting process. Specifically, the Agency lacked a sufficient complement of personnel with an appropriate level of accounting knowledge, experience and training in the application of generally accepted accounting principles (GAAP) commensurate with the Agency's financial reporting requirements to meet objectives that should be expected of those roles. These control deficiencies result in future misstatement of account balances that resulted in material misstatements to annual financial statements that would not be prevented or detected. Accordingly, these control deficiencies constitute a material weakness.

We recommend that the Agency implement proper policies, procedures, and internal controls to ensure accurate and reliable reporting of account balances. Additionally, the Agency should evaluate the adequacy of the current resource level in the Agency's accounting function.

Management Response:

We agree. The Agency and the City recognize the need for an improved financial reporting control framework and as such, continue to construct a better financial reporting process. As part of this, the Agency and the City have committed to implementing all applicable remediation actions outlined in the Kroll report. Most notably, the City has begun the procurement process for a new financial accounting system (Enterprise Resource Planning System), implementation of this system, will result in overhauling the vast majority of the City's accounting practices.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CURRENT YEAR FINDINGS AND RECOMMENDATIONS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2003**

Compliance Findings:

2003-a 20% Tax Increment Allocation

The California Health and Safety Code section 33334.6 (c) states that “*except as otherwise permitted by subdivisions (d) and (e), not less than 20 percent of the taxes allocated to the agency pursuant to Section 33670 from project areas specified in subdivision (b) for the 1985-86 fiscal year and each succeeding fiscal year shall be deposited into the Low and Moderate Income Housing Fund*”. Furthermore, guidance from the State Attorney General’s office informed redevelopment agencies that the computation should be based on the gross tax increment allocated to the agencies.

During our compliance testwork, we noted that the Redevelopment Agency of the City of San Diego (Agency) deposited 20% of the net tax increment rather than the gross amount allocated to the Agency by the County of San Diego (the County).

This error was caused by the Agency’s lack of written policies and procedures to aid personnel in calculating the 20% tax increment allocations to the Agency’s 17 housing funds. As such, the Agency’s housing funds did not receive sufficient funds to expend on low and moderate housing activities in the Agency’s project areas.

We recommend that the Agency draft written policies and procedures to provide guidance in the calculation of the low and moderate income housing fund amounts.

Management Response:

We agree. The Auditor & Comptroller’s Office has already changed the process for calculating the 20% set aside using gross revenues in FY 2004. While we agree this is an important compliance issue, the FY 2003 financial statements were not restated as the dollar amount associated with the change for that year were deemed immaterial. The Agency also agrees with this finding and will ensure the calculations are performed in this manner in future years.

2003-b Annual Report Submission to the City Council

The California Health and Safety Code section 33080.1 states that “*every redevelopment agency shall submit an annual report to its legislative body within six months of the end of the agency’s fiscal year.*” The annual report should include: “(1) *an independent financial audit report for the previous fiscal year, (2) a fiscal statement for the previous fiscal year that contains the information required pursuant to Section 33080.5, (3) a description of the agency’s activities in the previous fiscal year affecting housing and displacement that contains the information required by Sections 33080.4 and 33080.7, (4) a description of the agency’s progress, including specific actions and expenditures, in alleviating blight in the previous fiscal year, (5) a list of, and status report on, all loans made by the redevelopment agency that are \$50,000 or more, that in the previous fiscal year were in default, or not in compliance with the terms of the loan approved by the agency, (6) a description of the total number and nature of the properties that the agency owns and those properties the agency has acquired in the previous fiscal year.*”

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CURRENT YEAR FINDINGS AND RECOMMENDATIONS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2003**

During our testwork on compliance disclosure and reporting, we noted that the Agency did not prepare and submit a complete annual report for the fiscal year ended June 30, 2002 to the Board of Directors within six months of the end of the fiscal year. The Agency's procedure was to complete all components of the annual report prior to submitting to the Board of Directors; however, not all components of the report were completed within six months of the end of the fiscal year due to a lack of personnel and an incomplete audit of the Agency's financial statements.

We recommend that the Agency prepare and submit the required reports to the Board of Directors within six months of the fiscal year end. In the case, an audit has not been complete, the Agency should include a note indicating that an Independent Auditor's Report has not been issued as of the time of submission. The Agency should also state that since the financial numbers used are unaudited, there are potential changes in the reports. In addition, the Agency should develop proper policies and procedures and assign appropriate personnel to the development of the annual report.

Management Response:

We agree. The Agency plans to submit the required reports to City Council in future years within six months of the end of the fiscal year. City will also ensure Council is made aware if the reports are still "unaudited" at the time of submission.

2003-c Monitoring of Available Affordable Housing

In accordance with the California Health and Safety Code Section 33418, "an agency shall monitor on an ongoing basis, any housing affordable to persons and families of low or moderate income developed or otherwise made available pursuant to any provisions of this part. As part of this monitoring, an agency shall require owners or managers of the housing to submit an annual report to the agency. The annual reports shall include for each rental unit the rental rate and the income and family size of the occupants, and for each owner-occupied unit whether there was a change in ownership from the prior year and, if so, the income and family size of the new owners. The income information required by this section shall be supplied by the tenant in a certified statement on a form provided by the agency."

During our testwork related to the monitoring of the levels of available affordable housings to low and moderate income households, the Agency was unable to provide monitoring reports received from owners or managers of the housing, or show that any monitoring had been performed for the fiscal year ended June 30, 2003. We noted that the Agency did not have any written policies and procedures over monitoring of available affordable housing.

We recommend that the Agency develop procedures to perform monitoring as required by the California Health and Safety Code cited above. In addition, the Agency should require all owners or managers of housing to submit an annual report to the Agency. The Agency should utilize these reports in the performance of the monitoring activities as required by the California Health and Safety Code.

Management Response:

We agree. The Agency will develop procedures to perform monitoring as required by the California Health and Safety Code cited above. Included in these procedures will be the

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CURRENT YEAR FINDINGS AND RECOMMENDATIONS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2003**

process to ensure that all owners and managers of affordable housing submit an annual report to the Agency.

2003-d Real Property Acquisitions

In accordance with the California Health and Safety Code Section 33334.16, "For each interest in real property acquired using moneys from the Low and Moderate Income Housing Fund, the agency shall, within five years from the date it first acquires the property interest for the development of housing affordable to persons and families of low and moderate income, initiate activities consistent with the development of the property for that purpose."

The Agency was unable to provide a complete and detailed listing of properties held by the Agency at June 30, 2003 that were acquired using resources from the Low and Moderate Income Housing Fund. We noted that there was a lack of written policies and procedures and assignment of appropriate personnel to the development of the Agency's annual report to the Board of Directors, which includes the detailed listing of properties held by the Agency. Without the detailed listing of properties acquired using resources from the Low and Moderate Income Housing Fund, the Agency is deemed to be noncompliant with California Health and Safety Codes.

We recommend that the Agency (i) maintain detailed records of real property acquired using resources from the Low and Moderate Income Housing Fund and (ii) initiate activities consistent with the development of the property, in accordance with the California Health and Safety Code.

Management Response:

We agree. The Agency will maintain detailed records of real property acquired using Low and Moderate Income monies and will provide this detailed asset listing to the City's Auditor & Comptroller's office every June 30th. The Agency will also improve the monitoring process to ensure that the development is initiated on all properties within 5 years from the date it acquires these properties.

2003-e Planning and Administrative Expenses

The California Health and Safety Code Section 33334.3 (d) states that, "*the agency shall determine annually that the planning and administrative expenses are necessary for the production, improvement, or preservation of low- and moderate-income housing.*" The *Guidelines for Compliance Audits of California Redevelopment Agencies part b, para. 9*, issued by the California Comptroller, further clarifies this requirement by indicating that this determination must be made annually in writing.

During our testwork on planning and administrative expenditures, we noted that even though planning and administrative expenditures were necessary for the production, improvement, or preservation of low- and moderate-income housing, this determination was not made in writing. As such, the Agency is noncompliant with California Health and Safety Codes for the fiscal year ended June 30, 2003.

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CURRENT YEAR FINDINGS AND RECOMMENDATIONS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2003**

We recommend that the Agency require its Board of Directors to officially determine that the planning and administrative expenses are necessary for the production, improvement, or preservation of low and moderate income housing, as required.

Management Response:

We agree. The Agency will go before the Board of Director's and get, in writing, an official determination that the planning and administrative expenses are necessary for the production, improvement, or preservation of low and moderate income housing.

2003-f Pledging of Collateral

In accordance with the Guidelines for Compliance Audits of California Redevelopment Agencies Section B, para 8, "if Housing Fund money or revenue was pledged as all or part of collateral for a debt issuance made during the period being audited, an appropriate amount of debt proceeds, in addition to the 20% of gross tax increment should be deposited into the Housing Fund."

During our audit, we noted that while tax increment revenues from the Housing Fund were pledged as collateral for new debt issuances during fiscal year 2003, the Agency did not allocate any portions of the debt proceeds to the Housing Fund, as required. The Agency was unaware of any such requirements. As such, the Agency's various housing funds are understated for the amount of debt proceeds that were not appropriately allocated at the time of debt issuance.

We recommend that the Agency transfer the appropriate amount of debt proceeds from various special revenue funds that currently account for debt proceeds to the Housing Fund.

Management Response:

We agree. While the Agency currently sets proceeds aside in separate special revenue funds, they have not been transferred directly into the Housing funds established with the bond issue. The Agency will transfer the appropriate amount of debt proceeds into the Housing Funds as required in the Guidelines cited above.

2003-g Conflict of Interest

The California Government Code section 87300 requires that every agency "adopt and promulgate a Conflict of Interest Code." In addition, the Centre City Development Corporation's Conflict of Interest Code outlines those persons that are required to file a Statement of Economic Interests.

During our review of the filing of Statement of Economic Interests forms, we noted that the Agency was unable to locate 3 out of the 80 forms selected for testing. However, the City Clerk provided "Statement of Economic Interests Filing Records" that indicates that the forms were filed, but could not be located. In addition, we noted that 8 out of 77 forms that were provided by the Agency were submitted late by the respondents (i.e. subsequent to April 1).

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CURRENT YEAR FINDINGS AND RECOMMENDATIONS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2003**

The Agency's policy is to penalize individuals that do not submit Statements of Economic Interest in a timely fashion; however, we noted that the Agency did not strictly enforce this policy. Additionally, there is the likelihood that the Statement of Economic Interest forms were misplaced or destroyed; however, the City did not have proper controls over record retention.

We recommend that the Agency develop procedures to ensure that all required Statement of Economic Interests forms are submitted in a timely fashion and enforce its current policy for untimely submissions of the Statement of Economic Interests. Furthermore, the Agency should improve its record retention procedures to ensure that these forms can be easily located to support the Agency's contention of compliance with its Conflict of Interest Codes.

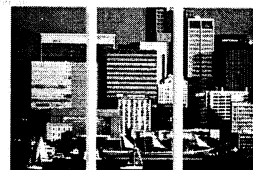
Management Response:

The City and Agency agree. It is the policy of the City for all employees, including those of the Redevelopment Agency, to submit forms annually to the City Clerk's office. The City Clerk has record of these three forms being filed but cannot locate the hard copies of the forms at this time. The Clerk has a documented process for retention of these forms and these exceptions appear to be an anomaly.

City of San Diego
auditor
comptroller

Supplemental Information (Unaudited)

Assessed Valuations



REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
BARRIO LOGAN REDEVELOPMENT PROJECT
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)
FISCAL YEAR 1996-97 TO 2002-03 (BASE YEAR 1991-92)
(UNAUDITED)

	Base Year 1991-92	Revised Base Year 1991-92	1996-97
GROSS			
Secured - Locally Assessed.....	\$ 32,772	\$ 37,330	\$ 41,539
Public Utilities - State Assessed.....	2,829	2,608	236
Total Secured Valuation.....	35,601	39,938	41,775
Unsecured - Locally Assessed.....	4,710	4,692	2,583
Total Gross Valuation.....	40,311	44,630	44,358
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed.....	3,664	3,664	7,746
Unsecured - Locally Assessed.....	-	-	-
Total Exemptions.....	3,664	3,664	7,746
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed.....	29,108	33,666	33,793
Public Utilities - State Assessed.....	2,829	2,608	236
Net Secured.....	31,937	36,274	34,029
Unsecured - Locally Assessed.....	4,710	4,692	2,583
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 36,647	\$ 40,966	\$ 36,612
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year.....			(4,354)
Percentage Increase (Decrease) Over Base Year.....			-10.63%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed.....	\$ 217	\$ 217	\$ 217
Unsecured - Locally Assessed.....	-	-	-
Total Homeowners' Exemptions.....	217	217	217
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	-	-
Total Business Inventory Exemptions.....	-	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed.....	28,891	33,449	33,576
Public Utilities - State Assessed.....	2,829	2,608	236
Net Secured.....	31,720	36,057	33,812
Unsecured - Locally Assessed.....	4,710	4,692	2,583
NET ASSESSED VALUATION.....	\$ 36,430	\$ 40,749	\$ 36,395

Revised Base Year 1991-92	1997-98	1998-99	1999-2000	2000-01	2001-02	2002-03
\$ 37,013 2,608	\$ 42,711 260	\$ 43,675 378	\$ 45,664 411	\$ 46,178 420	\$ 49,720 429	\$ 51,543 386
39,621 4,692	42,971 2,630	44,053 3,924	46,075 5,926	46,598 5,889	50,149 6,948	51,929 3,561
44,313	45,601	47,977	52,001	52,487	57,097	55,490
3,664 -	7,996 -	8,216 713	8,634 1,048	8,356 1,233	8,501 2,362	7,621 0
3,664	7,996	8,929	9,682	9,589	10,863	7,621
33,349 2,608	34,715 260	35,459 378	37,030 411	37,822 420	41,219 429	43,922 386
35,957 4,692	34,975 2,630	35,837 3,211	37,441 4,878	38,242 4,656	41,648 4,586	44,308 3,561
\$ 40,649	\$ 37,605	\$ 39,048	\$ 42,319	\$ 42,898	\$ 46,234	\$ 47,869
	(3,044)	(1,601)	1,670	2,249	5,585	7,220
	-7.49%	-3.94%	4.11%	5.53%	13.74%	17.76%
\$ 217 -	\$ 224 -	\$ 224 -	\$ 217 -	\$ 217 -	\$ 217 -	\$ 217 -
217	224	224	217	217	217	217
-	-	-	-	-	-	-
-	-	-	-	-	-	-
33,132 2,608	34,491 260	35,235 378	36,813 411	37,605 420	41,002 429	43,705 386
35,740 4,692	34,751 2,630	35,613 3,211	37,224 4,878	38,025 4,656	41,431 4,586	44,091 3,561
\$ 40,432	\$ 37,381	\$ 38,824	\$ 42,102	\$ 42,681	\$ 46,017	\$ 47,652

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRAL IMPERIAL REDEVELOPMENT PROJECT
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)
FISCAL YEAR 1995-96 TO 2002-03 (BASE YEAR 1992-93)
(UNAUDITED)**

	Base Year 1992-93	1994-95	1995-96
<u>GROSS</u>			
Secured - Locally Assessed.....	\$ 94,838	\$ 96,903	\$ 97,584
Public Utilities - State Assessed.....	-	-	-
Total Secured Valuation.....	94,838	96,903	97,584
Unsecured - Locally Assessed.....	2,692	2,868	1,431
Total Gross Valuation.....	97,530	99,771	99,015
<u>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</u>			
Secured - Locally Assessed.....	6,693	12,981	16,244
Unsecured - Locally Assessed.....	-	115	137
Total Exemptions.....	6,693	13,096	16,381
<u>NET ASSESSED VALUATIONS FOR TAX RATE</u>			
Secured - Locally Assessed.....	88,145	83,922	81,340
Public Utilities - State Assessed.....	-	-	-
Net Secured.....	88,145	83,922	81,340
Unsecured - Locally Assessed.....	2,692	2,753	1,294
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 90,837	\$ 86,675	\$ 82,634
<u>INCREMENT</u>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		(4,162)	(8,203)
Percentage Increase (Decrease) Over Base Year.....		-4.58%	-9.03%
<u>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</u>			
Secured - Locally Assessed.....	\$ 1,033	\$ 1,039	\$ 1,219
Unsecured - Locally Assessed.....	-	-	-
Total Homeowners' Exemptions.....	1,033	1,039	1,219
<u>BUSINESS INVENTORY EXEMPTIONS</u>			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	-	-
Total Business Inventory Exemptions.....	-	-	-
<u>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</u>			
Secured - Locally Assessed.....	87,112	82,883	80,121
Public Utilities - State Assessed.....	-	-	-
Net Secured.....	87,112	82,883	80,121
Unsecured - Locally Assessed.....	2,692	2,753	1,294
NET ASSESSED VALUATION.....	\$ 89,804	\$ 85,636	\$ 81,415

1996-97	1997-98	Revised Base Year 1992-93	1998-99	1999-2000	2000-01	2001-02	2002-03
\$ 96,170	\$ 97,516	\$ 67,688	\$ 83,275	\$ 88,975	\$ 102,297	\$ 114,448	\$ 123,326
-	-	-	-	-	-	-	-
96,170	97,516	67,688	83,275	88,975	102,297	114,448	123,326
1,857	1,558	2,693	1,738	1,997	2,240	3,412	3,261
98,027	99,074	70,381	85,013	90,972	104,537	117,860	126,587
15,218	15,202	6,693	14,133	10,006	16,120	14,351	14,935
86	-	-	16	187	76	462	5
15,304	15,202	6,693	14,149	10,193	16,196	14,813	14,940
80,952	82,314	60,995	69,142	78,969	86,177	100,097	108,391
-	-	-	-	-	-	-	-
80,952	82,314	60,995	69,142	78,969	86,177	100,097	108,391
1,771	1,558	2,693	1,722	1,810	2,164	2,950	3,256
\$ 82,723	\$ 83,872	\$ 63,688	\$ 70,864	\$ 80,779	\$ 88,341	\$ 103,047	\$ 111,647
(8,114)	(6,965)		7,176	17,091	24,653	39,359	47,959
-8.93%	-7.67%		11.27%	26.84%	38.71%	61.80%	75.30%
\$ 1,347	\$ 1,416	\$ 1,033	\$ 1,447	\$ 1,541	\$ 1,636	\$ 1,636	\$ 1,944
-	-	-	-	-	-	-	-
1,347	1,416	1,033	1,447	1,541	1,636	1,636	1,944
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
79,605	80,898	59,962	67,695	77,428	84,541	98,461	106,447
-	-	-	-	-	-	-	-
79,605	80,898	59,962	67,695	77,428	84,541	98,461	106,447
1,771	1,558	2,693	1,722	1,810	2,164	2,950	3,256
\$ 81,376	\$ 82,456	\$ 62,655	\$ 69,417	\$ 79,238	\$ 86,705	\$ 101,411	\$ 109,703

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRAL IMPERIAL REDEVELOPMENT PROJECT - EXPANSION 2
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)
FISCAL YEAR 1999-2000 TO 2002-03 (BASE YEAR 1999-2000)
(UNAUDITED)**

	Base Year 1999-2000	1999-2000	2000-01
GROSS			
Secured - Locally Assessed.....	\$ 16,115	\$ 16,080	\$ 17,367
Public Utilities - State Assessed.....	-	-	-
Total Secured Valuation.....	16,115	16,080	17,367
Unsecured - Locally Assessed.....	27	172	148
Total Gross Valuation.....	16,142	16,252	17,515
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed.....	1,105	1,192	1,214
Unsecured - Locally Assessed.....	-	145	129
Total Exemptions.....	1,105	1,337	1,343
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed.....	15,010	14,888	16,153
Public Utilities - State Assessed.....	-	-	-
Net Secured.....	15,010	14,888	16,153
Unsecured - Locally Assessed.....	27	27	19
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 15,037	\$ 14,915	\$ 16,172
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		(122)	1,135
Percentage Increase (Decrease) Over Base Year.....		-0.81%	7.55%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed.....	\$ 721	\$ 721	\$ 714
Unsecured - Locally Assessed.....	-	-	-
Total Homeowners' Exemptions.....	721	721	714
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	-	-
Total Business Inventory Exemptions.....	-	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed.....	14,289	14,167	15,439
Public Utilities - State Assessed.....	-	-	-
Net Secured.....	14,289	14,167	15,439
Unsecured - Locally Assessed.....	27	27	19
NET ASSESSED VALUATION.....	\$ 14,316	\$ 14,194	\$ 15,458

<u>2001-02</u>	<u>2002-03</u>
\$ 18,508	\$ 32,461
-	-
18,508	32,461
247	1,399
18,755	33,860
1,234	1,156
229	-
1,463	1,156
17,274	31,305
-	-
17,274	31,305
18	1,399
<u>\$ 17,292</u>	<u>\$ 32,704</u>
2,255	17,667
15.00%	117.49%
\$ 714	\$ 742
-	-
714	742
-	-
-	-
-	-
16,560	30,563
-	-
16,560	30,563
18	1,399
<u>\$ 16,578</u>	<u>\$ 31,962</u>

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRAL IMPERIAL REDEVELOPMENT PROJECT - EXPANSION 3
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)
FISCAL YEAR 2001-02 TO 2002-03 (BASE YEAR 2001-02)
(UNAUDITED)

	Base Year 2001-02	2001-02	2002-03
GROSS			
Secured - Locally Assessed.....	\$ 3,215	\$ 10,279	\$ 14,131
Public Utilities - State Assessed.....	-	-	-
Total Secured Valuation.....	3,215	10,279	14,131
Unsecured - Locally Assessed.....	-	-	2,022
Total Gross Valuation.....	3,215	10,279	16,153
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	-	-
Total Exemptions.....	-	-	-
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed.....	3,215	10,279	14,131
Public Utilities - State Assessed.....	-	-	-
Net Secured.....	3,215	10,279	14,131
Unsecured - Locally Assessed.....	-	-	2,022
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 3,215	\$ 10,279	\$ 16,153
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		7,064	12,938
Percentage Increase (Decrease) Over Base Year.....		219.72%	402.43%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed.....	\$ -	\$ -	\$ -
Unsecured - Locally Assessed.....	-	-	-
Total Homeowners' Exemptions.....	-	-	-
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	-	-
Total Business Inventory Exemptions.....	-	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed.....	3,215	10,279	14,131
Public Utilities - State Assessed.....	-	-	-
Net Secured.....	3,215	10,279	14,131
Unsecured - Locally Assessed.....	-	-	2,022
NET ASSESSED VALUATION.....	\$ 3,215	\$ 10,279	\$ 16,153

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRE CITY REDEVELOPMENT PROJECT
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)
FISCAL YEAR 1995-96 TO 2002-03 (BASE YEAR 1992-93)
(UNAUDITED)**

	Base Year 1992-93	1994-95	1995-96
<u>GROSS</u>			
Secured - Locally Assessed.....	\$ 1,090,174	\$ 972,637	\$ 927,021
Public Utilities - State Assessed.....	3,465	1,862	2,181
Total Secured Valuation.....	1,093,639	974,499	929,202
Unsecured - Locally Assessed.....	64,243	17,922	22,293
Total Gross Valuation.....	1,157,882	992,421	951,495
<u>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</u>			
Secured - Locally Assessed.....	62,189	78,849	78,614
Unsecured - Locally Assessed.....	-	413	552
Total Exemptions.....	62,189	79,262	79,166
<u>NET ASSESSED VALUATIONS FOR TAX RATE</u>			
Secured - Locally Assessed.....	1,027,985	893,788	848,407
Public Utilities - State Assessed.....	3,465	1,862	2,181
Net Secured.....	1,031,450	895,650	850,588
Unsecured - Locally Assessed.....	64,243	17,509	21,741
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 1,095,693	\$ 913,159	\$ 872,329
<u>INCREMENT</u>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		(182,534)	(223,364)
Percentage Increase (Decrease) Over Base Year.....		-16.66%	-20.39%
<u>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</u>			
Secured - Locally Assessed.....	\$ 714	\$ 805	\$ 812
Unsecured - Locally Assessed.....	-	-	-
Total Homeowners' Exemptions.....	714	805	812
<u>BUSINESS INVENTORY EXEMPTIONS</u>			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	-	-
Total Business Inventory Exemptions.....	-	-	-
<u>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</u>			
Secured - Locally Assessed.....	1,027,271	892,983	847,595
Public Utilities - State Assessed.....	3,465	1,862	2,181
Net Secured.....	1,030,736	894,845	849,776
Unsecured - Locally Assessed.....	64,243	17,509	21,741
NET ASSESSED VALUATION.....	\$ 1,094,979	\$ 912,354	\$ 871,517

1996-97	Revised Base Year 1992-93	1997-98	1998-99	1999-2000	2000-01	2001-02	2002-03
\$ 906,105 2,521	\$ 1,088,721 3,464	\$ 917,921 2,747	\$ 984,645 3,855	\$ 1,125,712 4,094	\$ 1,290,546 4,177	\$ 1,467,297 -	\$ 1,679,241 3,856
908,626 17,593	1,092,185 64,244	920,668 20,602	988,500 56,892	1,129,806 74,362	1,294,723 87,258	1,467,297 93,294	1,683,097 99,582
926,219	1,156,429	941,270	1,045,392	1,204,168	1,381,981	1,560,591	1,782,679
87,884 97	62,019 -	90,800 987	87,662 4,637	94,089 6,129	104,469 6,919	100,954 9,403	104,775 1,074
87,981	62,019	91,787	92,299	100,218	111,388	110,357	105,849
818,221 2,521	1,026,702 3,464	827,121 2,747	896,983 3,855	1,031,623 4,094	1,186,077 4,177	1,366,343 -	1,574,466 3,856
820,742 17,496	1,030,166 64,244	829,868 19,615	900,838 52,255	1,035,717 68,233	1,190,254 80,339	1,366,343 83,891	1,578,322 98,508
\$ 838,238	\$ 1,094,410	\$ 849,483	\$ 953,093	\$ 1,103,950	\$ 1,270,593	\$ 1,450,234	\$ 1,676,830
(257,455)		(244,927)	(141,317)	9,540	176,183	355,824	582,420
-23.50%		-22.38%	-12.91%	0.87%	16.10%	32.51%	53.22%
\$ 902 -	\$ 714 -	\$ 980 -	\$ 1,077 -	\$ 1,182 -	\$ 1,133 -	\$ 1,133 61	\$ 1,248 -
902	714	980	1,077	1,182	1,133	1,194	1,248
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
817,319 2,521	1,025,988 3,464	826,141 2,747	895,906 3,855	1,030,441 4,094	1,184,944 4,177	1,365,210 -	1,573,218 3,856
819,840 17,496	1,029,452 64,244	828,888 19,615	899,761 52,255	1,034,535 68,233	1,189,121 80,339	1,365,210 83,830	1,577,074 98,508
\$ 837,336	\$ 1,093,696	\$ 848,503	\$ 952,016	\$ 1,102,768	\$ 1,269,460	\$ 1,449,040	\$ 1,675,582

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRE CITY REDEVELOPMENT PROJECT - COLUMBIA SUB AREA
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)
FISCAL YEAR 1995-96 TO 2002-03 (BASE YEAR 1976-77)
(UNAUDITED)**

	Base Year 1976-77	1995-96	1996-97
GROSS			
Secured - Locally Assessed.....	\$ 19,715	\$ 454,634	\$ 431,513
Public Utilities - State Assessed.....	17,131	1,550	1,473
Total Secured Valuation.....	36,846	456,184	432,986
Unsecured - Locally Assessed.....	18,870	57,303	53,503
Total Gross Valuation.....	55,716	513,487	486,489
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed.....	1,507	3,521	3,558
Unsecured - Locally Assessed.....	-	157	22
Total Exemptions.....	1,507	3,678	3,580
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed.....	18,208	451,113	427,955
Public Utilities - State Assessed.....	17,131	1,550	1,473
Net Secured.....	35,339	452,663	429,428
Unsecured - Locally Assessed.....	18,870	57,146	53,481
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 54,209	\$ 509,809	\$ 482,909
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		455,600	428,700
Percentage Increase (Decrease) Over Base Year.....		840.45%	790.83%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed.....	\$ -	\$ 839	\$ 802
Unsecured - Locally Assessed.....	-	-	-
Total Homeowners' Exemptions.....	-	839	802
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed.....	178	-	-
Unsecured - Locally Assessed.....	1,602	-	-
Total Business Inventory Exemptions.....	1,780	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed.....	18,030	450,274	427,153
Public Utilities - State Assessed.....	17,131	1,550	1,473
Net Secured.....	35,161	451,824	428,626
Unsecured - Locally Assessed.....	17,268	57,146	53,481
NET ASSESSED VALUATION.....	\$ 52,429	\$ 508,970	\$ 482,107

Revised Base Year 1976-77	1997-98	Revised Base Year 1976-77	1998-99	1999-2000	2000-01	2001-02	2002-03
\$ 18,554 17,131	\$ 437,849 1,518	\$ 18,553 1,038	\$ 519,344 1,742	\$ 563,347 1,906	\$ 602,524 1,923	\$ 643,416 -	\$ 718,080 1,858
35,685 18,870	439,367 57,458	19,591 18,870	521,086 47,267	565,253 52,096	604,447 57,950	643,416 61,602	719,938 67,298
54,555	496,825	38,461	568,353	617,349	662,397	705,018	787,236
1,507 -	1,993 253	1,507 -	387 281	2,191 401	2,229 531	2,051 593	2,122 -
1,507	2,246	1,507	668	2,592	2,760	2,644	2,122
17,047 17,131	435,856 1,518	17,046 1,038	518,957 1,742	561,156 1,906	600,295 1,923	641,365 -	715,958 1,858
34,178 18,870	437,374 57,205	18,084 18,870	520,699 46,986	563,062 51,695	602,218 57,419	641,365 61,009	717,816 67,298
\$ 53,048	\$ 494,579	\$ 36,954	\$ 567,685	\$ 614,757	\$ 659,637	\$ 702,374	\$ 785,114
	441,531		530,731	577,803	622,683	665,420	748,160
	832.32%		1436.19%	1563.57%	1685.02%	1800.67%	2024.57%
\$ - -	\$ 860 -	\$ - -	\$ 868 -	\$ 927 -	\$ 966 -	\$ 966 -	\$ 987 -
-	860	-	868	927	966	966	987
178 1,602	- -	178 1,602	- -	- -	- -	- -	- -
1,780	-	1,780	-	-	-	-	-
16,869 17,131	434,996 1,518	16,868 1,038	518,089 1,742	560,229 1,906	599,329 1,923	640,399 -	714,971 1,858
34,000 17,268	436,514 57,205	17,906 17,268	519,831 46,986	562,135 51,695	601,252 57,419	640,399 61,009	716,829 67,298
\$ 51,268	\$ 493,719	\$ 35,174	\$ 566,817	\$ 613,830	\$ 658,671	\$ 701,408	\$ 784,127

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRE CITY REDEVELOPMENT PROJECT - GASLAMP SUB AREA
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)
FISCAL YEAR 1994-95 TO 2002-03 (BASE YEAR 1982-83)
(UNAUDITED)

	Base Year 1982-83	1994-95	1995-96
<u>GROSS</u>			
Secured - Locally Assessed.....	\$ 31,114	\$ 80,408	\$ 84,131
Public Utilities - State Assessed.....	1,733	19	24
Total Secured Valuation.....	32,847	80,427	84,155
Unsecured - Locally Assessed.....	2,306	6,633	5,937
Total Gross Valuation.....	35,153	87,060	90,092
<u>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</u>			
Secured - Locally Assessed.....	1,047	1,355	1,365
Unsecured - Locally Assessed.....	-	-	-
Total Exemptions.....	1,047	1,355	1,365
<u>NET ASSESSED VALUATIONS FOR TAX RATE</u>			
Secured - Locally Assessed.....	30,067	79,053	82,766
Public Utilities - State Assessed.....	1,733	19	24
Net Secured.....	31,800	79,072	82,790
Unsecured - Locally Assessed.....	2,306	6,633	5,937
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 34,106	\$ 85,705	\$ 88,727
<u>INCREMENT</u>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		51,599	54,621
Percentage Increase (Decrease) Over Base Year.....		151.29%	160.15%
<u>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</u>			
Secured - Locally Assessed.....	\$ -	\$ -	\$ 7
Unsecured - Locally Assessed.....	-	-	-
Total Homeowners' Exemptions.....	-	-	7
<u>BUSINESS INVENTORY EXEMPTIONS</u>			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	-	-
Total Business Inventory Exemptions.....	-	-	-
<u>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</u>			
Secured - Locally Assessed.....	30,067	79,053	82,759
Public Utilities - State Assessed.....	1,733	19	24
Net Secured.....	31,800	79,072	82,783
Unsecured - Locally Assessed.....	2,306	6,633	5,937
NET ASSESSED VALUATION.....	\$ 34,106	\$ 85,705	\$ 88,720

1996-97	1997-98	Revised Base Year 1982-83	1998-99	1999-2000	2000-01	2001-02	2002-03
\$ 100,504 26	\$ 105,400 29	\$ 31,114 61	\$ 126,908 42	\$ 160,567 45	\$ 214,793 46	\$ 233,212 -	\$ 249,340 43
100,530 7,048	105,429 8,446	31,175 2,306	126,950 11,987	160,612 13,202	214,839 17,680	233,212 19,390	249,383 23,833
107,578	113,875	33,481	138,937	173,814	232,519	252,602	273,216
1,644 -	1,631 -	1,047 -	1,634 6	- 10	291 8	297 24	303 -
1,644	1,631	1,047	1,640	10	299	321	303
98,860 26	103,769 29	30,067 61	125,274 42	160,567 45	214,502 46	232,915 -	249,037 43
98,886 7,048	103,798 8,446	30,128 2,306	125,316 11,981	160,612 13,192	214,548 17,672	232,915 19,366	249,080 23,833
\$ 105,934	\$ 112,244	\$ 32,434	\$ 137,297	\$ 173,804	\$ 232,220	\$ 252,281	\$ 272,913
71,828	78,138		104,863	141,370	199,786	219,847	240,479
210.60%	229.10%		323.31%	435.87%	615.98%	677.83%	741.44%
\$ 7 -	\$ 7 -	\$ - -	\$ - -	\$ 7 -	\$ 7 -	\$ 7 -	\$ 7 -
7	7	-	-	7	7	7	7
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
98,853 26	103,762 29	30,067 61	125,274 42	160,560 45	214,495 46	232,908 -	249,030 43
98,879 7,048	103,791 8,446	30,128 2,306	125,316 11,981	160,605 13,192	214,541 17,672	232,908 19,366	249,073 23,833
\$ 105,927	\$ 112,237	\$ 32,434	\$ 137,297	\$ 173,797	\$ 232,213	\$ 252,274	\$ 272,906

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CENTRE CITY REDEVELOPMENT PROJECT - MARINA SUB AREA
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)
FISCAL YEAR 1995-96 TO 2002-03 (BASE YEAR 1976-77)
(UNAUDITED)**

	Base Year 1976-77	1995-96	1996-97
GROSS			
Secured - Locally Assessed.....	\$ 10,503	\$ 721,610	\$ 708,839
Public Utilities - State Assessed.....	2,672	1,085	475
Total Secured Valuation.....	13,175	722,695	709,314
Unsecured - Locally Assessed.....	6,475	57,602	59,865
Total Gross Valuation.....	19,650	780,297	769,179
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed.....	142	20,114	18,771
Unsecured - Locally Assessed.....	-	322	-
Total Exemptions.....	142	20,436	18,771
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed.....	10,361	701,496	690,068
Public Utilities - State Assessed.....	2,672	1,085	475
Net Secured.....	13,033	702,581	690,543
Unsecured - Locally Assessed.....	6,475	57,280	59,865
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 19,508	\$ 759,861	\$ 750,408
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		740,353	730,900
Percentage Increase (Decrease) Over Base Year.....		3795.13%	3746.67%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed.....	\$ -	\$ 1,477	\$ 1,560
Unsecured - Locally Assessed.....	-	49	95
Total Homeowners' Exemptions.....	-	1,526	1,655
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed.....	212	-	-
Unsecured - Locally Assessed.....	1,539	-	-
Total Business Inventory Exemptions.....	1,751	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed.....	10,149	700,019	688,508
Public Utilities - State Assessed.....	2,672	1,085	475
Net Secured.....	12,821	701,104	688,983
Unsecured - Locally Assessed.....	4,936	57,231	59,770
NET ASSESSED VALUATION.....	\$ 17,757	\$ 758,335	\$ 748,753

Revised Base Year 1976-77	1997-98	Revised Base Year 1976-77	1998-99	1999-2000	2000-01	2001-02	2002-03
\$ 9,814 2,672	\$ 721,827 353	\$ 9,814 964	\$ 758,292 501	\$ 816,598 534	\$ 873,181 544	\$ 1,078,100 -	\$ 1,267,073 502
12,486 6,475	722,180 59,208	10,778 6,475	758,793 64,822	817,132 60,580	873,725 66,559	1,078,100 69,427	1,267,575 72,613
18,961	781,388	17,253	823,615	877,712	940,284	1,147,527	1,340,188
143 -	19,397 -	143 -	19,782 97	20,400 88	20,558 88	22,941 3,553	23,137 2,573
143	19,397	143	19,879	20,488	20,646	26,494	25,710
9,671 2,672	702,430 353	9,671 964	738,510 501	796,198 534	852,623 544	1,055,159 -	1,243,936 502
12,343 6,475	702,783 59,208	10,635 6,475	739,011 64,725	796,732 60,492	853,167 66,471	1,055,159 65,874	1,244,438 70,040
\$ 18,818	\$ 761,991	\$ 17,110	\$ 803,736	\$ 857,224	\$ 919,638	\$ 1,121,033	\$ 1,314,478
	743,173		786,626	840,114	902,528	1,103,923	1,297,368
	3949.27%		4597.46%	4910.08%	5274.86%	6451.92%	7582.51%
\$ 867 -	\$ 1,792 95	\$ 867 -	\$ 2,001 -	\$ 2,351 -	\$ 2,280 116	\$ 2,280 116	\$ 2,834 -
867	1,887	867	2,001	2,351	2,396	2,396	2,834
- -	- -	- -	- -	- -	- -	- -	- -
-	-	-	-	-	-	-	-
8,804 2,672	700,638 353	8,804 964	736,509 501	793,847 534	850,343 544	1,052,879 -	1,241,102 502
11,476 6,475	700,991 59,113	9,768 6,475	737,010 64,725	794,381 60,492	850,887 66,355	1,052,879 65,758	1,241,604 70,040
\$ 17,951	\$ 760,104	\$ 16,243	\$ 801,735	\$ 854,873	\$ 917,242	\$ 1,118,637	\$ 1,311,644

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
CITY HEIGHTS REDEVELOPMENT PROJECT
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)
FISCAL YEAR 1996-97 TO 2002-03 (BASE YEAR 1992-93)
(UNAUDITED)**

	Base Year 1992-93	Revised Base Year 1992-93	1996-97
GROSS			
Secured - Locally Assessed.....	\$ 1,221,895	\$ 1,214,987	\$ 1,116,612
Public Utilities - State Assessed.....	-	-	-
Total Secured Valuation.....	1,221,895	1,214,987	1,116,612
Unsecured - Locally Assessed.....	20,926	20,926	15,508
Total Gross Valuation.....	1,242,821	1,235,913	1,132,120
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed.....	25,677	25,064	25,816
Unsecured - Locally Assessed.....	-	-	41
Total Exemptions.....	25,677	25,064	25,857
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed.....	1,196,218	1,189,923	1,090,796
Public Utilities - State Assessed.....	-	-	-
Net Secured.....	1,196,218	1,189,923	1,090,796
Unsecured - Locally Assessed.....	20,926	20,926	15,467
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 1,217,144	\$ 1,210,849	\$ 1,106,263
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year.....			(104,586)
Percentage Increase (Decrease) Over Base Year.....			-8.64%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed.....	\$ -	\$ 19,985	\$ 19,674
Unsecured - Locally Assessed.....	-	-	-
Total Homeowners' Exemptions.....	-	19,985	19,674
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	-	-
Total Business Inventory Exemptions.....	-	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed.....	1,196,218	1,169,938	1,071,122
Public Utilities - State Assessed.....	-	-	-
Net Secured.....	1,196,218	1,169,938	1,071,122
Unsecured - Locally Assessed.....	20,926	20,926	15,467
NET ASSESSED VALUATION.....	\$ 1,217,144	\$ 1,190,864	\$ 1,086,589

Revised Base Year 1992-93	1997-98	Revised Base Year 1992-93	1998-99	1999-2000	2000-01	2001-02	2002-03
\$ 1,034,935	\$ 1,000,884	\$ 1,027,567	\$ 1,010,076	\$ 1,045,685	\$ 1,118,357	\$ 1,227,363	\$ 1,371,384
-	-	-	-	-	-	-	-
1,034,935	1,000,884	1,027,567	1,010,076	1,045,685	1,118,357	1,227,363	1,371,384
20,926	14,297	20,926	17,330	17,759	18,869	18,078	21,608
1,055,861	1,015,181	1,048,493	1,027,406	1,063,444	1,137,226	1,245,441	1,392,992
25,064	26,792	25,064	27,331	31,489	43,087	44,494	49,928
-	166	-	199	544	574	909	122
25,064	26,958	25,064	27,530	32,033	43,661	45,403	50,050
1,009,871	974,092	1,002,503	982,745	1,014,196	1,075,270	1,182,869	1,321,456
-	-	-	-	-	-	-	-
1,009,871	974,092	1,002,503	982,745	1,014,196	1,075,270	1,182,869	1,321,456
20,926	14,131	20,926	17,131	17,215	18,295	17,169	21,486
\$ 1,030,797	\$ 988,223	\$ 1,023,429	\$ 999,876	\$ 1,031,411	\$ 1,093,565	\$ 1,200,038	\$ 1,342,942
	(42,574)		(23,553)	7,982	70,136	176,609	319,513
	-4.13%		-2.30%	0.78%	6.85%	17.26%	31.22%
\$ 19,985	\$ 19,421	\$ 19,985	\$ 19,127	\$ 19,734	\$ 19,838	\$ 19,838	\$ 20,689
-	-	-	-	-	-	-	-
19,985	19,421	19,985	19,127	19,734	19,838	19,838	20,689
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
989,886	954,671	982,518	963,618	994,462	1,055,432	1,163,031	1,300,767
-	-	-	-	-	-	-	-
989,886	954,671	982,518	963,618	994,462	1,055,432	1,163,031	1,300,767
20,926	14,131	20,926	17,131	17,215	18,295	17,169	21,486
\$ 1,010,812	\$ 968,802	\$ 1,003,444	\$ 980,749	\$ 1,011,677	\$ 1,073,727	\$ 1,180,200	\$ 1,322,253

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COLLEGE COMMUNITY REDEVELOPMENT PROJECT
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)
FISCAL YEAR 1994-95 TO 2002-03 (BASE YEAR 1993-94)
(UNAUDITED)

	Base Year 1993-94	1994-95	1995-96
GROSS			
Secured - Locally Assessed.....	\$ 56,366	\$ 60,304	\$ 59,183
Public Utilities - State Assessed.....	-	-	-
Total Secured Valuation.....	56,366	60,304	59,183
Unsecured - Locally Assessed.....	3,033	2,899	2,583
Total Gross Valuation.....	59,399	63,203	61,766
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed.....	10,367	11,029	10,723
Unsecured - Locally Assessed.....	-	-	-
Total Exemptions.....	10,367	11,029	10,723
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed.....	45,999	49,275	48,460
Public Utilities - State Assessed.....	-	-	-
Net Secured.....	45,999	49,275	48,460
Unsecured - Locally Assessed.....	3,033	2,899	2,583
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 49,032	\$ 52,174	\$ 51,043
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		3,142	2,011
Percentage Increase (Decrease) Over Base Year.....		6.41%	4.10%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed.....	\$ 14	\$ 14	\$ 14
Unsecured - Locally Assessed.....	-	-	-
Total Homeowners' Exemptions.....	14	14	14
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	-	-
Total Business Inventory Exemptions.....	-	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed.....	45,985	49,261	48,446
Public Utilities - State Assessed.....	-	-	-
Net Secured.....	45,985	49,261	48,446
Unsecured - Locally Assessed.....	3,033	2,899	2,583
NET ASSESSED VALUATION.....	\$ 49,018	\$ 52,160	\$ 51,029

1996-97	1997-98	1998-99	1999-2000	2000-01	2001-02	2002-03
\$ 58,730	\$ 59,540	\$ 65,343	\$ 69,023	\$ 77,392	\$ 101,104	\$ 106,774
-	-	-	-	-	-	-
58,730	59,540	65,343	69,023	77,392	101,104	106,774
2,447	3,053	5,809	4,950	10,019	10,329	3,779
61,177	62,593	71,152	73,973	87,411	111,433	110,553
11,972	11,778	10,997	11,440	21,149	23,021	43,610
-	1,114	309	1,542	4,847	5,455	-
11,972	12,892	11,306	12,982	25,996	28,476	43,610
46,758	47,762	54,346	57,583	56,243	78,083	63,164
-	-	-	-	-	-	-
46,758	47,762	54,346	57,583	56,243	78,083	63,164
2,447	1,939	5,500	3,408	5,172	4,874	3,779
\$ 49,205	\$ 49,701	\$ 59,846	\$ 60,991	\$ 61,415	\$ 82,957	\$ 66,943
173	669	10,814	11,959	12,383	33,925	17,911
0.35%	1.36%	22.05%	24.39%	25.25%	69.19%	36.53%
\$ 14	\$ 14	\$ 14	\$ 21	\$ 21	\$ 21	\$ 21
-	-	-	-	-	-	-
14	14	14	21	21	21	21
-	-	-	-	-	-	-
-	-	-	-	-	-	-
46,744	47,748	54,332	57,562	56,222	78,062	63,143
-	-	-	-	-	-	-
46,744	47,748	54,332	57,562	56,222	78,062	63,143
2,447	1,939	5,500	3,408	5,172	4,874	3,779
\$ 49,191	\$ 49,687	\$ 59,832	\$ 60,970	\$ 61,394	\$ 82,936	\$ 66,922

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
COLLEGE GROVE REDEVELOPMENT PROJECT
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)
FISCAL YEAR 1994-95 TO 2002-03 (BASE YEAR 1986-87)
(UNAUDITED)**

	Base Year 1986-87	1994-95	1995-96
<u>GROSS</u>			
Secured - Locally Assessed.....	\$ 17,135	\$ 32,969	\$ 27,115
Public Utilities - State Assessed.....	292	-	-
Total Secured Valuation.....	17,427	32,969	27,115
Unsecured - Locally Assessed.....	2,510	5,097	3,450
Total Gross Valuation.....	19,937	38,066	30,565
<u>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</u>			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	2	2
Total Exemptions.....	-	2	2
<u>NET ASSESSED VALUATIONS FOR TAX RATE</u>			
Secured - Locally Assessed.....	17,135	32,969	27,115
Public Utilities - State Assessed.....	292	-	-
Net Secured.....	17,427	32,969	27,115
Unsecured - Locally Assessed.....	2,510	5,095	3,448
NET ASSESSED VALUATION FOR TAX RATE.....	19,937	38,064	30,563
<u>INCREMENT</u>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		18,127	10,626
Percentage Increase (Decrease) Over Base Year.....		90.92%	53.30%
<u>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</u>			
Secured - Locally Assessed.....	\$ -	\$ -	\$ -
Unsecured - Locally Assessed.....	-	-	-
Total Homeowners' Exemptions.....	-	-	-
<u>BUSINESS INVENTORY EXEMPTIONS</u>			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	-	-
Total Business Inventory Exemptions.....	-	-	-
<u>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</u>			
Secured - Locally Assessed.....	17,135	32,969	27,115
Public Utilities - State Assessed.....	292	-	-
Net Secured.....	17,427	32,969	27,115
Unsecured - Locally Assessed.....	2,510	5,095	3,448
NET ASSESSED VALUATION.....	\$ 19,937	\$ 38,064	\$ 30,563

1996-97	1997-98	Revised Base Year 1986-87	1998-99	1999-2000	2000-01	2001-02	2002-03
\$ 26,283	\$ 26,507	\$ 17,135	\$ 26,846	\$ 25,176	\$ 53,271	\$ 61,376	\$ 62,738
-	-	14	-	-	-	-	-
26,283	26,507	17,149	26,846	25,176	53,271	61,376	62,738
2,692	3,158	2,510	2,705	1,669	2,851	6,879	8,505
28,975	29,665	19,659	29,551	26,845	56,122	68,255	71,243
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
26,283	26,507	17,135	26,846	25,176	53,271	61,376	62,738
-	-	14	-	-	-	-	-
26,283	26,507	17,149	26,846	25,176	53,271	61,376	62,738
2,692	3,158	2,510	2,705	1,669	2,851	6,879	8,505
28,975	29,665	19,659	29,551	26,845	56,122	68,255	71,243
9,038	9,728		9,892	7,186	36,463	48,596	51,584
45.33%	48.79%		50.32%	36.55%	185.48%	247.19%	262.39%
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
26,283	26,507	17,135	26,846	25,176	53,271	61,376	62,738
-	-	14	-	-	-	-	-
26,283	26,507	17,149	26,846	25,176	53,271	61,376	62,738
2,692	3,158	2,510	2,705	1,669	2,851	6,879	8,505
\$ 28,975	\$ 29,665	\$ 19,659	\$ 29,551	\$ 26,845	\$ 56,122	\$ 68,255	\$ 71,243

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
GATEWAY CENTER WEST REDEVELOPMENT PROJECT
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)
FISCAL YEAR 1995-96 TO 2002-03 (BASE YEAR 1976-77)
(UNAUDITED)**

	Base Year 1976-77	1995-96	Revised Base Year 1976-77
GROSS			
Secured - Locally Assessed.....	\$ 3,306	\$ 22,547	\$ 3,301
Public Utilities - State Assessed.....	1,841	-	1,841
Total Secured Valuation.....	5,147	22,547	5,142
Unsecured - Locally Assessed.....	454	1,424	454
Total Gross Valuation.....	5,601	23,971	5,596
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed.....	87	3,612	87
Unsecured - Locally Assessed.....	-	135	-
Total Exemptions.....	87	3,747	87
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed.....	3,219	18,935	3,214
Public Utilities - State Assessed.....	1,841	-	1,841
Net Secured.....	5,060	18,935	5,055
Unsecured - Locally Assessed.....	454	1,289	454
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 5,514	\$ 20,224	\$ 5,509
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		14,710	
Percentage Increase (Decrease) Over Base Year.....		266.78%	
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed.....	\$ 189	\$ 63	\$ 189
Unsecured - Locally Assessed.....	-	-	-
Total Homeowners' Exemptions.....	189	63	189
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed.....	54	-	-
Unsecured - Locally Assessed.....	80	-	-
Total Business Inventory Exemptions.....	134	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed.....	2,976	18,872	3,025
Public Utilities - State Assessed.....	1,841	-	1,841
Net Secured.....	4,817	18,872	4,866
Unsecured - Locally Assessed.....	374	1,289	454
NET ASSESSED VALUATION.....	\$ 5,191	\$ 20,161	\$ 5,320

1996-97	1997-98	Revised Base Year 1976-77	1998-99	1999-2000	2000-01	2001-02	2002-03
\$ 20,915	\$ 22,079	\$ 3,302	\$ 22,008	\$ 22,412	\$ 22,100	\$ 24,462	\$ 25,654
-	-	-	-	-	-	-	-
20,915	22,079	3,302	22,008	22,412	22,100	24,462	25,654
4,096	2,719	454	2,417	2,066	3,005	4,471	3,898
25,011	24,798	3,756	24,425	24,478	25,105	28,933	29,552
4,912	5,010	87	5,111	5,205	5,309	5,415	5,524
-	201	-	118	109	165	186	-
4,912	5,211	87	5,229	5,314	5,474	5,601	5,524
16,003	17,069	3,215	16,897	17,207	16,791	19,047	20,130
-	-	-	-	-	-	-	-
16,003	17,069	3,215	16,897	17,207	16,791	19,047	20,130
4,096	2,518	454	2,299	1,957	2,840	4,285	3,898
\$ 20,099	\$ 19,587	\$ 3,669	\$ 19,196	\$ 19,164	\$ 19,631	\$ 23,332	\$ 24,028
14,590	14,078		15,527	15,495	15,962	19,663	20,359
264.84%	255.55%		423.19%	422.32%	435.05%	535.92%	554.89%
\$ 63	\$ 70	\$ 189	\$ 70	\$ 70	\$ 70	\$ 70	\$ 56
-	-	-	-	-	-	-	-
63	70	189	70	70	70	70	56
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
15,940	16,999	3,026	16,827	17,137	16,721	18,977	20,074
-	-	-	-	-	-	-	-
15,940	16,999	3,026	16,827	17,137	16,721	18,977	20,074
4,096	2,518	454	2,299	1,957	2,840	4,285	3,898
\$ 20,036	\$ 19,517	\$ 3,480	\$ 19,126	\$ 19,094	\$ 19,561	\$ 23,262	\$ 23,972

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
HORTON PLAZA REDEVELOPMENT PROJECT
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)
FISCAL YEAR 1994-95 TO 2002-03 (BASE YEAR 1972-73)
(UNAUDITED)**

	Base Year 1972-73	1994-95	1995-96
GROSS			
Secured - Locally Assessed.....	\$ 15,718	\$ 410,939	\$ 354,750
Public Utilities - State Assessed.....	1,374	-	-
Total Secured Valuation.....	17,092	410,939	354,750
Unsecured - Locally Assessed.....	2,202	27,953	23,628
Total Gross Valuation.....	19,294	438,892	378,378
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed.....	522	-	-
Unsecured - Locally Assessed.....	-	608	660
Total Exemptions.....	522	608	660
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed.....	15,196	410,939	354,750
Public Utilities - State Assessed.....	1,374	-	-
Net Secured.....	16,570	410,939	354,750
Unsecured - Locally Assessed.....	2,202	27,345	22,968
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 18,772	\$ 438,284	\$ 377,718
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		419,512	358,946
Percentage Increase (Decrease) Over Base Year.....		2234.78%	1912.14%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed.....	\$ -	\$ 609	\$ 595
Unsecured - Locally Assessed.....	-	-	-
Total Homeowners' Exemptions.....	-	609	595
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	307	-	-
Total Business Inventory Exemptions.....	307	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed.....	15,196	410,330	354,155
Public Utilities - State Assessed.....	1,374	-	-
Net Secured.....	16,570	410,330	354,155
Unsecured - Locally Assessed.....	1,895	27,345	22,968
NET ASSESSED VALUATION.....	\$ 18,465	\$ 437,675	\$ 377,123

1996-97	1997-98	Revised Base Year 1972-73	1998-99	1999-2000	2000-01	2001-02	2002-03
\$ 346,766	\$ 364,213	\$ 15,718 3	\$ 373,433	\$ 455,518	\$ 473,520	\$ 500,728	\$ 522,112
346,766	364,213	15,721	373,433	455,518	473,520	500,728	522,112
25,055	26,626	2,203	28,495	43,981	46,557	44,642	59,284
371,821	390,839	17,924	401,928	499,499	520,077	545,370	581,396
-	-	522	-	-	-	-	-
557	922	-	528	7,384	7,597	7,848	7,279
557	922	522	528	7,384	7,597	7,848	7,279
346,766	364,213	15,196 3	373,433	455,518	473,520	500,728	522,112
-	-	-	-	-	-	-	-
346,766	364,213	15,199	373,433	455,518	473,520	500,728	522,112
24,498	25,704	2,203	27,967	36,597	38,960	36,794	52,005
\$ 371,264	\$ 389,917	\$ 17,402	\$ 401,400	\$ 492,115	\$ 512,480	\$ 537,522	\$ 574,117
352,492	371,145		383,998	474,713	495,078	520,120	556,715
1877.75%	1977.12%		2206.63%	2727.92%	2844.95%	2988.85%	3199.14%
\$ 630	\$ 679	\$ -	\$ 728	\$ 735	\$ 754	\$ 755	\$ 748
-	-	-	-	-	-	-	-
630	679	-	728	735	754	755	748
-	-	-	-	-	-	-	-
-	-	307	-	-	-	-	-
-	-	307	-	-	-	-	-
346,136	363,534	15,196 3	372,705	454,783	472,766	499,973	521,364
-	-	-	-	-	-	-	-
346,136	363,534	15,199	372,705	454,783	472,766	499,973	521,364
24,498	25,704	1,896	27,967	36,597	38,960	36,794	52,005
\$ 370,634	\$ 389,238	\$ 17,095	\$ 400,672	\$ 491,380	\$ 511,726	\$ 536,767	\$ 573,369

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
LINDA VISTA REDEVELOPMENT PROJECT
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)
FISCAL YEAR 1995-96 TO 2002-03 (BASE YEAR 1972-73)
(UNAUDITED)

	Base Year 1972-73	Revised Base Year 1972-73	1995-96
GROSS			
Secured - Locally Assessed.....	\$ 1,611	\$ 1,600	\$ 7,123
Public Utilities - State Assessed.....	128	128	-
Total Secured Valuation.....	1,739	1,728	7,123
Unsecured - Locally Assessed.....	660	660	1,582
Total Gross Valuation.....	2,399	2,388	8,705
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed.....	7	7	-
Unsecured - Locally Assessed.....	-	-	-
Total Exemptions.....	7	7	-
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed.....	1,604	1,593	7,123
Public Utilities - State Assessed.....	128	128	-
Net Secured.....	1,732	1,721	7,123
Unsecured - Locally Assessed.....	660	660	1,582
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 2,392	\$ 2,381	\$ 8,705
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year.....			6,324
Percentage Increase (Decrease) Over Base Year.....			265.60%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed.....	\$ -	\$ -	\$ -
Unsecured - Locally Assessed.....	-	-	-
Total Homeowners' Exemptions.....	-	-	-
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	153	153	-
Total Business Inventory Exemptions.....	153	153	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed.....	1,604	1,593	7,123
Public Utilities - State Assessed.....	128	128	-
Net Secured.....	1,732	1,721	7,123
Unsecured - Locally Assessed.....	507	507	1,582
NET ASSESSED VALUATION.....	\$ 2,239	\$ 2,228	\$ 8,705

1996-97	1997-98	Revised Base Year 1972-73	1998-99	1999-2000	2000-01	2001-02	2002-03
\$ 7,242	\$ 7,373	\$ 1,600	\$ 7,505	\$ 8,123	\$ 8,807	\$ 9,163	\$ 9,333
-	-	-	-	-	-	-	-
7,242	7,373	1,600	7,505	8,123	8,807	9,163	9,333
1,826	1,461	660	1,319	1,926	2,385	2,433	2,655
9,068	8,834	2,260	8,824	10,049	11,192	11,596	11,988
-	-	7	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	7	-	-	-	-	-
7,242	7,373	1,593	7,505	8,123	8,807	9,163	9,333
-	-	-	-	-	-	-	-
7,242	7,373	1,593	7,505	8,123	8,807	9,163	9,333
1,826	1,461	660	1,319	1,926	2,385	2,433	2,655
\$ 9,068	\$ 8,834	\$ 2,253	\$ 8,824	\$ 10,049	\$ 11,192	\$ 11,596	\$ 11,988
6,687	6,453		6,571	7,796	8,939	9,343	9,735
280.85%	271.02%		291.66%	346.03%	396.76%	414.69%	432.09%
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	153	-	-	-	-	-
-	-	153	-	-	-	-	-
7,242	7,373	1,593	7,505	8,123	8,807	9,163	9,333
-	-	-	-	-	-	-	-
7,242	7,373	1,593	7,505	8,123	8,807	9,163	9,333
1,826	1,461	507	1,319	1,926	2,385	2,433	2,655
\$ 9,068	\$ 8,834	\$ 2,100	\$ 8,824	\$ 10,049	\$ 11,192	\$ 11,596	\$ 11,988

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
MARKET STREET REDEVELOPMENT PROJECT
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)
FISCAL YEAR 1994-95 TO 2002-03 (BASE YEAR 1976-77)
(UNAUDITED)**

	Base Year 1976-77	1994-95	1995-96
<u>GROSS</u>			
Secured - Locally Assessed.....	\$ 97	\$ 11,504	\$ 11,294
Public Utilities - State Assessed.....	8	6	2
Total Secured Valuation.....	105	11,510	11,296
Unsecured - Locally Assessed.....	-	885	848
Total Gross Valuation.....	105	12,395	12,144
<u>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</u>			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	-	-
Total Exemptions.....	-	-	-
<u>NET ASSESSED VALUATIONS FOR TAX RATE</u>			
Secured - Locally Assessed.....	97	11,504	11,294
Public Utilities - State Assessed.....	8	6	2
Net Secured.....	105	11,510	11,296
Unsecured - Locally Assessed.....	-	885	848
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 105	\$ 12,395	\$ 12,144
<u>INCREMENT</u>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		12,290	12,039
Percentage Increase (Decrease) Over Base Year.....		11704.76%	11465.71%
<u>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</u>			
Secured - Locally Assessed.....	\$ -	\$ -	\$ -
Unsecured - Locally Assessed.....	-	-	-
Total Homeowners' Exemptions.....	-	-	-
<u>BUSINESS INVENTORY EXEMPTIONS</u>			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	-	-
Total Business Inventory Exemptions.....	-	-	-
<u>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</u>			
Secured - Locally Assessed.....	97	11,504	11,294
Public Utilities - State Assessed.....	8	6	2
Net Secured.....	105	11,510	11,296
Unsecured - Locally Assessed.....	-	885	848
NET ASSESSED VALUATION.....	\$ 105	\$ 12,395	\$ 12,144

and on next page.

1996-97	1997-98	Revised Base Year 1976-77	1998-99	1999-2000	2000-01	2001-02	2002-03
\$ 10,508 7	\$ 10,079 6	\$ 97 -	\$ 11,898 4	\$ 12,831 5	\$ 14,232 -	\$ 14,459 5	\$ - -
10,515 695	10,085 1,066	97 -	11,902 4,666	12,836 6,410	14,232 6,329	14,464 7,125	- -
11,210	11,151	97	16,568	19,246	20,561	21,589	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
10,508 7	10,079 6	97 -	11,898 4	12,831 5	14,232 -	14,459 5	- -
10,515 695	10,085 1,066	97 -	11,902 4,666	12,836 6,410	14,232 6,329	14,464 7,125	- -
\$ 11,210	\$ 11,151	\$ 97	\$ 16,568	\$ 19,246	\$ 20,561	\$ 21,589	\$ -
11,105	11,046		16,471	19,149	20,464	21,492	-
10576.19%	10520.00%		16980.41%	19741.24%	21096.91%	22156.70%	N/A
\$ - -	\$ - -	\$ - -	\$ - -	\$ - -	\$ - -	\$ - -	\$ - -
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
10,508 7	10,079 6	97 -	11,898 4	12,831 5	14,232 -	14,459 5	- -
10,515 695	10,085 1,066	97 -	11,902 4,666	12,836 6,410	14,232 6,329	14,464 7,125	- -
\$ 11,210	\$ 11,151	\$ 97	\$ 16,568	\$ 19,246	\$ 20,561	\$ 21,589	\$ -

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
MOUNT HOPE REDEVELOPMENT PROJECT
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)
FISCAL YEAR 1994-95 TO 2002-03 (BASE YEAR 1982-83)
(UNAUDITED)**

	Base Year 1982-83	1994-95	1995-96
<u>GROSS</u>			
Secured - Locally Assessed.....	\$ 18,484	\$ 72,446	\$ 69,736
Public Utilities - State Assessed.....	716	-	-
Total Secured Valuation.....	19,200	72,446	69,736
Unsecured - Locally Assessed.....	24	6,742	9,994
Total Gross Valuation.....	19,224	79,188	79,730
<u>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</u>			
Secured - Locally Assessed.....	443	1,124	1,153
Unsecured - Locally Assessed.....	-	3	3
Total Exemptions.....	443	1,127	1,156
<u>NET ASSESSED VALUATIONS FOR TAX RATE</u>			
Secured - Locally Assessed.....	18,041	71,322	68,583
Public Utilities - State Assessed.....	716	-	-
Net Secured.....	18,757	71,322	68,583
Unsecured - Locally Assessed.....	24	6,739	9,991
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 18,781	\$ 78,061	\$ 78,574
<u>INCREMENT</u>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		59,280	59,793
Percentage Increase (Decrease) Over Base Year.....		315.64%	318.37%
<u>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</u>			
Secured - Locally Assessed.....	\$ 1,414	\$ 1,356	\$ 1,399
Unsecured - Locally Assessed.....	-	-	-
Total Homeowners' Exemptions.....	1,414	1,356	1,399
<u>BUSINESS INVENTORY EXEMPTIONS</u>			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	-	-
Total Business Inventory Exemptions.....	-	-	-
<u>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</u>			
Secured - Locally Assessed.....	16,627	69,966	67,184
Public Utilities - State Assessed.....	716	-	-
Net Secured.....	17,343	69,966	67,184
Unsecured - Locally Assessed.....	24	6,739	9,991
NET ASSESSED VALUATION.....	\$ 17,367	\$ 76,705	\$ 77,175

1996-97	1997-98	Revised Base Year 1982-83	1998-99	1999-2000	2000-01	2001-02	2002-03
\$ 70,232	\$ 72,740	\$ 18,484	\$ 75,324	\$ 77,535	\$ 90,378	\$ 96,022	\$ 100,959
70,232	72,740	18,484	75,324	77,535	90,378	96,022	100,959
10,271	12,224	24	18,209	18,325	15,642	16,268	20,592
80,503	84,964	18,508	93,533	95,860	106,020	112,290	121,551
1,248	1,364	443	1,306	1,271	1,186	905	905
9	25	-	9	-	7	-	-
1,257	1,389	443	1,315	1,271	1,193	905	905
68,984	71,376	18,041	74,018	76,264	89,192	95,117	100,054
-	-	-	-	-	-	-	-
68,984	71,376	18,041	74,018	76,264	89,192	95,117	100,054
10,262	12,199	24	18,200	18,325	15,635	16,268	20,592
\$ 79,246	\$ 83,575	\$ 18,065	\$ 92,218	\$ 94,589	\$ 104,827	\$ 111,385	\$ 120,646
60,465	64,794		74,153	76,524	86,762	93,320	102,581
321.95%	345.00%		410.48%	423.60%	480.28%	516.58%	567.84%
\$ 1,442	\$ 1,519	\$ 1,414	\$ 1,532	\$ 1,518	\$ 1,518	\$ 1,518	\$ 1,526
-	-	-	-	-	-	-	-
1,442	1,519	1,414	1,532	1,518	1,518	1,518	1,526
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
67,542	69,857	16,627	72,486	74,746	87,674	93,599	98,528
-	-	-	-	-	-	-	-
67,542	69,857	16,627	72,486	74,746	87,674	93,599	98,528
10,262	12,199	24	18,200	18,325	15,635	16,268	20,592
\$ 77,804	\$ 82,056	\$ 16,651	\$ 90,686	\$ 93,071	\$ 103,309	\$ 109,867	\$ 119,120

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
NAVAL TRAINING CENTER REDEVELOPMENT PROJECT
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)
FISCAL YEAR 1999-2000 TO 2002-03 (BASE YEAR 1999-2000)
(UNAUDITED)

	Base Year 1999-2000	1999-2000	2000-01
GROSS			
Secured - Locally Assessed.....	\$ -	\$ -	\$ -
Public Utilities - State Assessed.....	-	-	-
Total Secured Valuation.....	-	-	-
Unsecured - Locally Assessed.....	-	44	68
Total Gross Valuation.....	-	44	68
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	-	12
Total Exemptions.....	-	-	12
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed.....	-	-	-
Public Utilities - State Assessed.....	-	-	-
Net Secured.....	-	-	-
Unsecured - Locally Assessed.....	-	44	56
NET ASSESSED VALUATION FOR TAX RATE.....	\$ -	\$ 44	\$ 56
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		44	56
Percentage Increase (Decrease) Over Base Year.....		N/A	N/A
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed.....	\$ -	\$ -	\$ -
Unsecured - Locally Assessed.....	-	-	-
Total Homeowners' Exemptions.....	-	-	-
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	-	-
Total Business Inventory Exemptions.....	-	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed.....	-	-	-
Public Utilities - State Assessed.....	-	-	-
Net Secured.....	-	-	-
Unsecured - Locally Assessed.....	-	44	56
NET ASSESSED VALUATION.....	\$ -	\$ 44	\$ 56

2001-02	2002-03
\$ -	\$ 11,090
-	-
-	11,090
-	8
-	11,098
-	-
-	-
-	-
-	11,090
-	-
-	11,090
-	8
\$ -	\$ 11,098
-	11,098
N/A	N/A
\$ -	\$ -
-	-
-	-
-	-
-	-
-	11,090
-	-
-	11,090
-	8
\$ -	\$ 11,098

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
NORTH BAY REDEVELOPMENT PROJECT
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)
FISCAL YEAR 1999-2000 TO 2002-03 (BASE YEAR 1999-2000)
(UNAUDITED)

	Base Year 1999-2000	1999-2000	2000-01
GROSS			
Secured - Locally Assessed.....	\$ 665,470	\$ 737,249	\$ 784,329
Public Utilities - State Assessed.....	4,917	8,101	8,274
Total Secured Valuation.....	670,387	745,350	792,603
Unsecured - Locally Assessed.....	76,363	98,094	89,629
Total Gross Valuation.....	746,750	843,444	882,232
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed.....	63,278	61,649	62,940
Unsecured - Locally Assessed.....	-	-	7,945
Total Exemptions.....	63,278	61,649	70,885
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed.....	602,192	675,600	721,389
Public Utilities - State Assessed.....	4,917	8,101	8,274
Net Secured.....	607,109	683,701	729,663
Unsecured - Locally Assessed.....	76,363	98,094	81,684
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 683,472	\$ 781,795	\$ 811,347
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		98,323	127,875
Percentage Increase (Decrease) Over Base Year.....		14.39%	18.71%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed.....	\$ -	\$ 2,153	\$ 2,222
Unsecured - Locally Assessed.....	-	-	35
Total Homeowners' Exemptions.....	-	2,153	2,257
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	-	-
Total Business Inventory Exemptions.....	-	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed.....	602,192	673,447	719,167
Public Utilities - State Assessed.....	4,917	8,101	8,274
Net Secured.....	607,109	681,548	727,441
Unsecured - Locally Assessed.....	76,363	98,094	81,649
NET ASSESSED VALUATION.....	\$ 683,472	\$ 779,642	\$ 809,090

2001-02	Revised Base Year 1999-2000	2002-03
\$ 828,519	\$ 671,088	\$ 879,653
8,440	4,917	7,603
836,959	676,005	887,256
84,023	76,363	92,229
920,982	752,368	979,485
60,979	63,278	72,720
6,530	-	3,177
67,509	63,278	75,897
767,540	607,810	806,933
8,440	4,917	7,603
775,980	612,727	814,536
77,493	76,363	89,052
\$ 853,473	\$ 689,090	\$ 903,588
170,001		214,498
24.87%		31.13%
\$ 2,222	\$ -	\$ 2,320
35	-	-
2,257	-	2,320
-	-	-
-	-	-
-	-	-
765,318	607,810	804,613
8,440	4,917	7,603
773,758	612,727	812,216
77,458	76,363	89,052
\$ 851,216	\$ 689,090	\$ 901,268

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
NORTH PARK REDEVELOPMENT PROJECT
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)
FISCAL YEAR 1999-2000 TO 2002-03 (BASE YEAR 1999-2000)
(UNAUDITED)

	Base Year 1999-2000	1999-2000	2000-01
GROSS			
Secured - Locally Assessed.....	\$ 421,648	\$ 453,872	\$ 486,289
Public Utilities - State Assessed.....	-	-	-
Total Secured Valuation.....	421,648	453,872	486,289
Unsecured - Locally Assessed.....	10,814	15,822	16,214
Total Gross Valuation.....	432,462	469,694	502,503
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed.....	8,911	8,912	9,775
Unsecured - Locally Assessed.....	-	-	305
Total Exemptions.....	8,911	8,912	10,080
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed.....	412,737	444,960	476,514
Public Utilities - State Assessed.....	-	-	-
Net Secured.....	412,737	444,960	476,514
Unsecured - Locally Assessed.....	10,814	15,822	15,909
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 423,551	\$ 460,782	\$ 492,423
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		37,231	68,872
Percentage Increase (Decrease) Over Base Year.....		8.79%	16.26%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed.....	\$ -	\$ 5,228	\$ 5,410
Unsecured - Locally Assessed.....	-	-	-
Total Homeowners' Exemptions.....	-	5,228	5,410
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	-	-
Total Business Inventory Exemptions.....	-	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed.....	412,737	439,732	471,104
Public Utilities - State Assessed.....	-	-	-
Net Secured.....	412,737	439,732	471,104
Unsecured - Locally Assessed.....	10,814	15,822	15,909
NET ASSESSED VALUATION.....	\$ 423,551	\$ 455,554	\$ 487,013

<u>2001-02</u>	<u>2002-03</u>
\$ 528,168	\$ 571,211
-	-
528,168	571,211
15,355	15,780
543,523	586,991
9,691	10,735
446	115
10,137	10,850
518,477	560,476
-	-
518,477	560,476
14,909	15,665
\$ 533,386	\$ 576,141
109,835	152,590
25.93%	36.03%
\$ 5,410	\$ 5,624
-	-
5,410	5,624
-	-
-	-
-	-
513,067	554,852
-	-
513,067	554,852
14,909	15,665
\$ 527,976	\$ 570,517

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
 SAN YSIDRO REDEVELOPMENT PROJECT
 ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)
 FISCAL YEAR 1997-98 TO 2002-03 (BASE YEAR 1996-97)
 (UNAUDITED)

	Base Year 1996-97	1997-98	1998-99
GROSS			
Secured - Locally Assessed.....	\$ 214,166	\$ 214,360	\$ 219,810
Public Utilities - State Assessed.....	-	-	-
Total Secured Valuation.....	214,166	214,360	219,810
Unsecured - Locally Assessed.....	10,431	4,670	10,739
Total Gross Valuation.....	224,597	219,030	230,549
EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)			
Secured - Locally Assessed.....	23,960	26,042	26,857
Unsecured - Locally Assessed.....	-	-	23
Total Exemptions.....	23,960	26,042	26,880
NET ASSESSED VALUATIONS FOR TAX RATE			
Secured - Locally Assessed.....	190,206	188,318	192,953
Public Utilities - State Assessed.....	-	-	-
Net Secured.....	190,206	188,318	192,953
Unsecured - Locally Assessed.....	10,431	4,670	10,716
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 200,637	\$ 192,988	\$ 203,669
INCREMENT			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		(7,649)	3,032
Percentage Increase (Decrease) Over Base Year.....		-3.81%	1.51%
STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS			
Secured - Locally Assessed.....	\$ 1,250	\$ 1,287	\$ 1,281
Unsecured - Locally Assessed.....	-	-	-
Total Homeowners' Exemptions.....	1,250	1,287	1,281
BUSINESS INVENTORY EXEMPTIONS			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	-	-
Total Business Inventory Exemptions.....	-	-	-
NET ASSESSED VALUATION AFTER ALL EXEMPTIONS			
Secured - Locally Assessed.....	188,956	187,031	191,672
Public Utilities - State Assessed.....	-	-	-
Net Secured.....	188,956	187,031	191,672
Unsecured - Locally Assessed.....	10,431	4,670	10,716
NET ASSESSED VALUATION.....	\$ 199,387	\$ 191,701	\$ 202,388

1999-2000	2000-01	2001-02	2002-03
\$ 228,338	\$ 244,704	\$ 295,357	\$ 356,615
-	-	-	-
228,338	244,704	295,357	356,615
10,870	11,982	14,042	19,867
239,208	256,686	309,399	376,482
27,554	29,730	13,127	54,484
58	72	137	-
27,612	29,802	13,264	54,484
200,784	214,974	282,230	302,131
-	-	-	-
200,784	214,974	282,230	302,131
10,812	11,910	13,905	19,867
\$ 211,596	\$ 226,884	\$ 296,135	\$ 321,998
10,959	26,247	95,498	121,361
5.46%	13.08%	47.60%	60.49%
\$ 1,260	\$ 1,224	\$ 1,224	\$ 1,551
-	-	-	-
1,260	1,224	1,224	1,551
-	-	-	-
-	-	-	-
199,524	213,750	281,006	300,580
-	-	-	-
199,524	213,750	281,006	300,580
10,812	11,910	13,905	19,867
\$ 210,336	\$ 225,660	\$ 294,911	\$ 320,447

**REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
SOUTHCREST REDEVELOPMENT PROJECT
ASSESSED VALUATIONS (IN THOUSANDS) OF THE PROJECT AREA TAXABLE PROPERTY (100% OF FULL VALUE)
FISCAL YEAR 1994-95 TO 2002-03 (BASE YEAR 1986-87)
(UNAUDITED)**

	Base Year 1986-87	1994-95	1995-96
<u>GROSS</u>			
Secured - Locally Assessed.....	\$ 46,450	\$ 73,398	\$ 77,638
Public Utilities - State Assessed.....	2,402	-	-
Total Secured Valuation.....	48,852	73,398	77,638
Unsecured - Locally Assessed.....	856	2,170	2,360
Total Gross Valuation.....	49,708	75,568	79,998
<u>EXEMPTIONS (EXCLUDING HOMEOWNERS' AND BUSINESS INVENTORY)</u>			
Secured - Locally Assessed.....	2,501	5,607	4,609
Unsecured - Locally Assessed.....	-	10	-
Total Exemptions.....	2,501	5,617	4,609
<u>NET ASSESSED VALUATIONS FOR TAX RATE</u>			
Secured - Locally Assessed.....	43,949	67,791	73,029
Public Utilities - State Assessed.....	2,402	-	-
Net Secured.....	46,351	67,791	73,029
Unsecured - Locally Assessed.....	856	2,160	2,360
NET ASSESSED VALUATION FOR TAX RATE.....	\$ 47,207	\$ 69,951	\$ 75,389
<u>INCREMENT</u>			
Net Assessed Valuation Increase (Decrease) Over Base Year.....		22,744	28,182
Percentage Increase (Decrease) Over Base Year.....		48.18%	59.70%
<u>STATE SUBVENTIONS HOMEOWNERS' EXEMPTIONS</u>			
Secured - Locally Assessed.....	\$ 3,080	\$ 3,114	\$ 3,059
Unsecured - Locally Assessed.....	-	-	-
Total Homeowners' Exemptions.....	3,080	3,114	3,059
<u>BUSINESS INVENTORY EXEMPTIONS</u>			
Secured - Locally Assessed.....	-	-	-
Unsecured - Locally Assessed.....	-	-	-
Total Business Inventory Exemptions.....	-	-	-
<u>NET ASSESSED VALUATION AFTER ALL EXEMPTIONS</u>			
Secured - Locally Assessed.....	40,869	64,677	69,970
Public Utilities - State Assessed.....	2,402	-	-
Net Secured.....	43,271	64,677	69,970
Unsecured - Locally Assessed.....	856	2,160	2,360
NET ASSESSED VALUATION.....	\$ 44,127	\$ 66,837	\$ 72,330

1996-97	1997-98	Revised Base Year 1986-87	1998-99	1999-2000	2000-01	2001-02	2002-03
\$ 83,305	\$ 87,161	\$ 46,450	\$ 91,217	\$ 96,970	\$ 102,246	\$ 110,325	\$ 120,858
-	-	343	-	-	-	-	-
83,305	87,161	46,793	91,217	96,970	102,246	110,325	120,858
2,418	1,019	856	5,647	5,208	5,647	4,190	4,649
85,723	88,180	47,649	96,864	102,178	107,893	114,515	125,507
4,705	3,503	2,501	3,670	4,002	4,519	6,550	6,569
-	-	-	-	18	-	91	-
4,705	3,503	2,501	3,670	4,020	4,519	6,641	6,569
78,600	83,658	43,949	87,547	92,968	97,727	103,775	114,289
-	-	343	-	-	-	-	-
78,600	83,658	44,292	87,547	92,968	97,727	103,775	114,289
2,418	1,019	856	5,647	5,190	5,647	4,099	4,649
\$ 81,018	\$ 84,677	\$ 45,148	\$ 93,194	\$ 98,158	\$ 103,374	\$ 107,874	\$ 118,938
33,811	37,470		48,046	53,010	58,226	62,726	73,790
71.62%	79.37%		106.42%	117.41%	128.97%	138.93%	163.44%
\$ 3,094	\$ 3,234	\$ 3,080	\$ 3,289	\$ 3,401	\$ 3,410	\$ 3,410	\$ 3,559
-	-	-	-	-	-	-	-
3,094	3,234	3,080	3,289	3,401	3,410	3,410	3,559
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
75,506	80,424	40,869	84,258	89,567	94,317	100,365	110,730
-	-	343	-	-	-	-	-
75,506	80,424	41,212	84,258	89,567	94,317	100,365	110,730
2,418	1,019	856	5,647	5,190	5,647	4,099	4,649
\$ 77,924	\$ 81,443	\$ 42,068	\$ 89,905	\$ 94,757	\$ 99,964	\$ 104,464	\$ 115,379

The City of San Diego
Redevelopment Agency

ATTACHMENT 4
REDEVELOPMENT AGENCY PROPERTY REPORT

Fiscal Year 2003

**CITY OF SAN DIEGO
REDEVELOPMENT AGENCY
FISCAL YEAR 2003
PROPERTY REPORT**

Properties owned as of June 30, 2003:

Assessor Parcel Number	Property Address	Property Use	Project Area
548-040-15 and 16	5415 Market Street	Vacant Lot	Central Imperial
548-060-21 thru 26	Imperial Avenue and Valencial Parkway (Potter Tract)	Vacant Lot	Central Imperial
533-474-08	1111 Kettner Blvd.	Future Park Site	Centre City
534-341-10	901 12th Avenue (Popular Market)	For Sale	Centre City
535-152-04	533 13th Street	For Sale - Low/Mod Housing	Centre City
533-538-03 - 533-538-04	904 State Street (Columbia Tower)	Low/Moderate Housing	Centre City
535-152-01; 535-152-	1301 Market Street	For Sale - Low/Mod Housing	Centre City
535-134-01 - 535-134-	1101 G Street	For Sale	Centre City
535-064-16	606 3rd Avenue	Low/Moderate Housing	Centre City
535-096-16	333 G. Street	Senior low/Moderate Housing	Centre City
533-327-21	1536 India Street	Low/Moderate Housing	Centre City
535-076-03; 535-076-10 and 11; 535-076-16 and 17; 535-043-09; 535-550-21; 534-345-	King Promenade	Promenade	Centre City
535-054-08; 535-056-	Horton Heirs	Street	Centre City
533-358-12	475 W. Broadway	Daycare Facility	Centre City
535-074-02	404 3rd Avenue (Chinese Mission)	Museum	Centre City
535-074-12	438 3rd Avenue	Senior low/Moderate Housing	Centre City
535-106-13	6th & Market	Public Parking Garage	Centre City
535-356-01 thru 05; 535-356-09	6th & K	Public Parking Garage	Centre City
535-112-01 thru 03; 535-112-05 thru 11	7th & Market	Public Parking Garage	Centre City
535-563-11	East Village MTDB	Pedestrian Bridge	Centre City
535-123-12; 535-124-	1185 Market Street	Public Improvements	Centre City
535-152-11	1325-1333 Market	For Sale	Centre City
535-043-05; 535-043-	Children's Museum Park	Future Park Site	Centre City
535-375-02 thru 04; 535-375-04; 535-376-02 and 03; 535-601-01 and 04 thru 09; 535-601-10; 535-602-01	1300 L Street (Tailgate Park)	Public Parking	Centre City
533-525-05	1023 4th Avenue	Public Parking Garage	Centre City
534-013-31; 534-041-01; 534-041-06	750 Beech Street	Low/Moderate Housing	Centre City
535-143-05 thru 08	705 - 719 14th Street	Future Park Site	Centre City
533-321-01 and 02	1595 Pacific Highway	Future Fire Station	Centre City
535-084-05	502 J Street	Future Hotel	Centre City
471-452-40-00	4300 Block 43rd Street	Vacant Lot	City Heights
471-452-27	4332 University Avenue	Commercial	City Heights
471-452-30	4332 University Avenue	Commercial	City Heights
545-071-18 and 19	3517 E Street	Vacant Lot	Gateway Center West

**CITY OF SAN DIEGO
REDEVELOPMENT AGENCY
FISCAL YEAR 2003
PROPERTY REPORT**

Properties owned as of June 30, 2003:

Assessor Parcel Number	Property Address	Property Use	Project Area
533-610-03-00	868 4th Avenue (Balboa Theatre)	Theatre	Horton Plaza
	79 Horton Plaza (Lyceum Theatre)	Theatre	Horton Plaza
431-320-15-00	6901 Linda Vista Road	Vacant	Linda Vista
431-320-19-00	6907 Linda Vista Road	Commercial/Recreation	Linda Vista
547-012-11 thru 14	4260-4274 Market Street	Vacant Lot	Mount Hope
547-102-02 thru 04 and 38	4261-4271 Market Street	Vacant Lot	Mount Hope
450-840-10-00	Truxton Rd (no site address number listed)	Commercial - Retail	Naval Training Center
450-840-11-00	Truxton Rd (no site address number listed)	Commercial - Retail	Naval Training Center
450-840-12-00	Truxton Rd (no site address number listed)	Commercial - Retail	Naval Training Center
450-840-13-00	Roosevelt Rd (no site address number listed)	Chapel/Special Events	Naval Training Center
450-841-05-00	Truxton Rd (no site address number listed)	Commercial - Office or School	Naval Training Center
450-841-06-00	Truxton Rd (no site address number listed)	Commercial - Office or School	Naval Training Center
450-841-07-00	Rosecrans St (no site address number listed)	Golf	Naval Training Center
450-790-27-00	Rosecrans St (no site address number listed)		Naval Training Center
450-830-15-00	Laning Rd (no site address number listed)	Conference Center	Naval Training Center
450-830-16-00	Laning Rd (no site address number listed)	Hotel	Naval Training Center
450-830-17-00	Laning Rd (no site address number listed)	Hotel	Naval Training Center
450-830-18-00	Laning Rd (no site address number listed)	Hotel	Naval Training Center
450-830-19-00	Laning Rd (no site address number listed)	Hotel	Naval Training Center
450-830-20-00	Laning Rd (no site address number listed)	USS Recruit	Naval Training Center
450-830-21-00	Laning Rd (no site address number listed)	Hotel	Naval Training Center
450-830-22-00	Laning Rd (no site address number listed)	Hotel	Naval Training Center
450-830-23-00	Laning Rd (no site address number listed)	Hotel	Naval Training Center
450-830-24-00	Laning Rd (no site address number listed)	Hotel	Naval Training Center
450-840-05-00	Rosecrans Rd (no site address number listed)	NTC Foundation	Naval Training Center
450-840-07-00	Rosecrans Rd (no site address number listed)	NTC Foundation	Naval Training Center
450-840-08-00	Truxton Rd (no site address number listed)	NTC Foundation	Naval Training Center
450-840-09-00	Dewey Rd (no site address number listed)	NTC Foundation	Naval Training Center

**CITY OF SAN DIEGO
REDEVELOPMENT AGENCY
FISCAL YEAR 2003
PROPERTY REPORT**

Properties owned as of June 30, 2003:

Assessor Parcel Number	Property Address	Property Use	Project Area
450-840-14-00	Roosevelt Rd (no site address number listed)	NTC Foundation	Naval Training Center
450-840-15-00	Dewey Rd (no site address number listed)	NTC Foundation	Naval Training Center
450-840-16-00	Decatur Rd (no site address number listed)	NTC Foundation	Naval Training Center
450-840-17-00	Decatur Rd (no site address number listed)	NTC Foundation	Naval Training Center
450-840-18-00	Dewey Rd (no site address number listed)	NTC Foundation	Naval Training Center
450-841-01-00	Rosecrans St (no site address number listed)	NTC Foundation	Naval Training Center
450-841-02-00	Rosecrans St (no site address number listed)	NTC Foundation	Naval Training Center
450-841-03-00	Rosecrans St (no site address number listed)	NTC Foundation	Naval Training Center
450-841-04-00	Rosecrans St (no site address number listed)	NTC Foundation	Naval Training Center
453-122-12-01; 453-122-14-00	2927 University Avenue	Parking Garage	North Park
453-121-05-00	2891 University Avenue	North Park Theatre	North Park
550-462-46	SE corner of 38th St. & Acacia Grove Way	Expect to convey to adjacent property	Southcrest
551-231-04	3947 Z Street	Future Residential Development	Southcrest
551-231-05	3961 Z Street	Future Residential Development	Southcrest
551-231-35	40th & Alpha (NE Corner)	Future Residential Development	Southcrest